

# 'North Calare' 29 Gurneys Road, Cowra, NSW 2794



## Sold Lifestyle

Thursday, 21 December 2023

'North Calare' 29 Gurneys Road, Cowra, NSW 2794

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 42 m2

Type: Lifestyle



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## Contact agent

"North Calare" is situated approx. 17 minutes to Cowra, 1hr to Orange/Bathurst, 2.5hrs to Canberra & 4hrs to Sydney. Well positioned on a picturesque 106 acres\* (42.97 hectares), the modern four bedroom home & vast improvements offer the opportunity for a relaxed rural lifestyle. With its excellent shedding, ample water (creek & bore) supply, and rural surroundings, this property truly embodies the perfect blend of country living and modern convenience. Key features to the home include:

- Spacious four bedrooms all with built in robes
- Bathroom features bath, shower, vanity & separate toilet
- Master bedroom with ensuite & walk in robe
- Generous kitchen with gas cooktop, electric oven & dishwasher
- Timber wrap around verandah
- Woodfire, gas heater & split system heating/cooling
- Fenced house yard with established gardens & fruit trees

Key features to the property include:

- 106 acres\* (42.97 hectares) with excellent internal & external fencing
- Four car garage with lights, power, sink & plumbing ready for toilet install
- 3 bay awning for tractor & machinery storage
- Double carport for vehicle parking
- Approx. 400m frontage to Conimbla Creek & frontage to Spring Creek
- 90%\* arable with excellent native grass & clover coverage
- 44,000L of rain water storage across four tanks
- Various troughs for stock water via Bore & 10,000L header tank
- Two Dams feed via Spring Creek & solid annual rainfall
- Separated into 9 individual paddocks with internal fencing
- Reconfigurable cattle, sheep and or goat yards, loading ramp & holding yard
- Owners currently running both sheep & goats
- Access via both Conimbla Road & Gurneys Road

Seize this rare opportunity to make your dreams a reality. Do not miss out on securing "North Calare". For more information or to arrange a private inspection, contact listing agent Adam Gambrell today. Adam Gambrell 0417 533 453 [adam.gambrell@elders.com.au](mailto:adam.gambrell@elders.com.au)

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