

'Orodale' 1 East Street, Woodstock, NSW 2793



Sold Lifestyle

Thursday, 12 October 2023

'Orodale' 1 East Street, Woodstock, NSW 2793

Bedrooms: 3

Bathrooms: 1

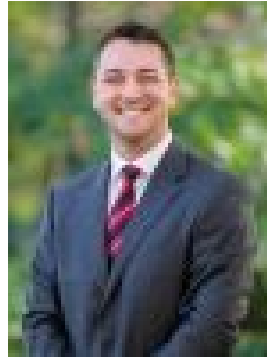
Parkings: 2

Area: 26 m2

Type: Lifestyle



Adam Gambrell
0417533453



Caley Mok
0437007303

\$785,000

Located on the edge of the village of Woodstock, approx. 20 minutes to Cowra, 1 hour to Orange/Bathurst, 2.5 hours to Canberra & 3.5 hours to Sydney.*Offered for the first time in more than 40 years, 'Orodale' will be the perfect attraction for those seeking a private rural lifestyle. This beautiful property includes a three-bedroom federation home, 64.37 acres (26.05 hectares) of productive land with excellent water supply including dams and town water mains. Key features to this property include: The Homestead • Federation style double brick home with decorative 12ft ceilings • Original double hung timber windows, doors and architraves • Three generous bedrooms, main with BIW & air conditioning • Central living room with popular wood combustion fireplace • North facing electric kitchen with eat in bench & air conditioning • Fully renovated bathroom in 2021, with second toilet outside • Flexible sunroom which has been used as a dining area • Additional sleepout, sewing, study or guest bedroom • Elevated front veranda overlooking a private house yard The Property • 64.37 acres (26.05 hectares) 95% arable grazing • Three separate titles (potential subdivision STCA*) • Town water, tank water & two large dams • Steel stock yards & loading ramp • Separated into five paddocks with internal fencing • Currently stocking horses & cattle • Council waste/recycling services • Chook yard, older timber stables • Double Colourbond garage This property has been a family treasure for many years, and now is the time for new owners to enjoy 'Orodale'. Contact the team at Elders Emms Mooney Cowra to arrange your inspection, request a copy of the contract of sale, or for more information. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.