

143 Kirribilli Road, Canowindra, NSW, 2804



Rural For Sale

Friday, 1 November 2024

143 Kirribilli Road, Canowindra, NSW, 2804

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Rural



Josh Keefe

Immaculate country home set on 44 acres and exceptional views!

Located 13 Mins to Canowindra, 30 Mins to Cowra, 50 Mins to Orange & 3.5 Hrs to Sydney

"Goodwill" is set on 44 acres of highly fertile, red basalt soils, reliable water supply from one of the districts best spring waterholes, currently running, horses, cattle & sheep while the property has great equine facilities.

KEY PROPERTY FEATURES

- 17.84 Ha, 44 Acres
- Modern 3 bedroom home with large light filled windows and stunning district views
- Substantial bedroom sizes with built in wardrobes
- Spacious open living and dining area, complete with woodfire and split system air conditioner, adjoins the modern eat-in kitchen.
- The modern three way bathroom is a clever design, well appointed to all bedrooms
- Large double carport with various other shed storage for vehicles.
- Substantial, 2024 installed 10kW solar system with Australian made panels and monitoring app
- 2" water line connects to a 6,500Gal header tank, reticulated to the house gardens and livestock water troughs
- Large equine sand arena
- Two excavated pads suitable for building a large shed
- Also on offer is a large, open plan cottage with bathroom and would suit for extended family accommodation, friends and or a growing family
- Container storage with various sheds/horse stable area, along with a chicken run
- Basic cattle yards and sheep yards, with sound fences make ease of livestock management. (Substantial new cattle yards can be available for additional purchase/not included with the sale of the property)
- Resident public access to the Belubula River, a great spot for swimming and picnics
- Rain water storage 120,000Ltr along with other collection tanks for drinking
- Land rates \$830.30 Per Annum

FOR SALE \$905,000

Agents

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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. Interested parties should rely on their own legal advice and the accuracy of the contract.