

# Settlement Bridge Road, Canowindra, NSW 2804



## Sold Other

Friday, 22 December 2023

Settlement Bridge Road, Canowindra, NSW 2804

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 49 m2

Type: Other



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**\$1,700,000**

Located 19mins to Canowindra\*, 1hr to Orange & 4hrs\* Sydney. AGRI RURAL NSW are pleased to offer 'BULA' Canowindra to market. Offering some of the states finest alluvial river loam soils, perfectly suited for irrigation of lucerne, mixed crops, hay production and vegetables. KEY FEATURES: • 49.84ha – 123.15(acres\*) • Single level, charming timber log home, with wrap around veranda's and alfresco deck that overlooks the productive countryside, established country gardens and in-ground swimming pool. • Large open plan living and dining area are well complemented by an open woodfire, exposed ceiling beams. • Second living & dining space, is open plan to the modern eat in kitchen. • Four bedrooms, all with built-in wardrobes & modern family bathroom. The master bedroom has a walk-in wardrobe and modern ensuite bathroom. • Ample 200,000ltr rain water collection plus 24,000ltr header tank supply via the bore, for garden and troughs. • 202ML (unit) Belubula River irrigation entitlement • 185ML (unit) Ground water irrigation entitlement and new electronic compliant metering system • Belubula River frontage irrigation, Perkins diesel pump equip, servicing a capped 8" PVC mainline • Irrigation bore, Hatz diesel pump equip, servicing a 8" PVC mainline and centralised connection points • Hay shed 18x22m (4bay) 400large square bale storage • Machinery shed 13x8m (2bay) with additional gravel pad for additional shed space • Elevated (2stand) shearing shed, load out and under shed storage, with adjoining all steel sheep yards. "The property is currently sown to Oats, Ryegrass/Clover and established lucerne. Bula' provides an excellent opportunity for vegetable, hay and livestock producers to provide security to their operations. – Share farming or lease can be available for investors and absentee owners" \*approx. \$1,700,000 including water entitlements LISTING AGENT Josh Keefe | 0436 926 866 | josh.keefe@agriruralnsw.com Michael Kennedy | 0497 288 726 | michael.kennedy@agriruralnsw.com AGRI RURAL NSW – LEADERS IN RURAL PROPERTY SERVICES SYDNEY & REGIONAL NSW 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.