






277 Bourkes Road, Cobargo

## WORK FROM HOME IN THE MOUNTAINS

Welcome to 277 Bourkes Road, Cobargo - a rare opportunity to own a stunning 71-acre property with Yowrie River frontage, offering both natural beauty and exceptional amenities. This Australian steel-framed home is crafted with limestone blocks sourced from Mount Gambier, featuring 190mm x 20mm Grey Ironbark timber floors in the main areas and carpeted bedrooms for added comfort. The heart of the living space is a Mt White Gosford sandstone fireplace, complemented by an Italian marble hearth and a versatile French firebox.

Tasmanian Blackwood benchtops are featured throughout, adding a warm and luxurious touch, including in the free-floating entertainment cabinet. The home is insulated to the highest standards with R5 Earthwool in the walls, ceiling, and roof, ensuring year-round comfort. Enjoy modern conveniences like ducted reverse-cycle air conditioning, ducted heat vents from the fireplace into every bedroom, and gas outlets in the lounge and rumpus rooms.

The kitchen is a chef's delight, fitted with a 900mm gas cooktop and electric oven, top-of-the-range Bosch dishwasher and rangehood, and a built-in microwave. Turkish Travertine tiles enhance the bathrooms,

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**FOR SALE**  
\$1,300,000

### AGENTS

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 **LJ Hooker**

which are fitted with Corona Titan tapware and ceramics. Dual on-demand gas hot water systems and primary and secondary gas bottles ensure efficiency and convenience.

Outside, the property offers everything for a rural lifestyle. A 140,000-litre rainwater tank with filtration system is backed up by a 25,000-litre tank with 50mm piping to the river, and an additional 10,000-litre concrete tank with 35mm piping to the river. The property also features a 5kW solar system, providing back-to-grid power.

Whilst ideally set up to work from home, with mobile phone service and fast speed internet connection, this property also features a genuine interest for the agriculture sector. The property includes a massive 25m x 15m machinery shed, a 12m x 7m Sproutwell greenhouse, and a 9m x 4.5m shade house. Water rights to the Yowrie River for domestic and livestock use, three dams, and a permanent spring make this an ideal setup for livestock. The new Arrowquip steel cattle yards, complete with a crush and loading ramp, support a thriving cattle business with grass-fed accreditation and the highest-quality beef rating for finished Angus steers. A 20-acre lease of the travelling stock reserve further enhances the property's farming potential.

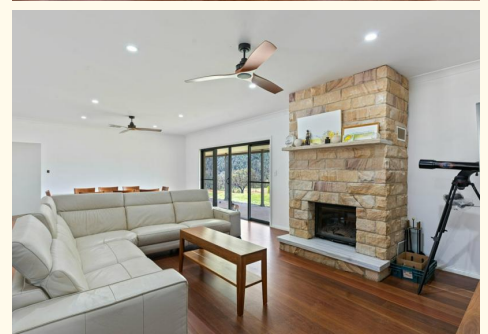
This property has been the foundation of a successful cattle business since 1972 and offers an unparalleled combination of rural charm and modern luxury. Make 277 Bourkes Road your new home and enjoy the best of both worlds.

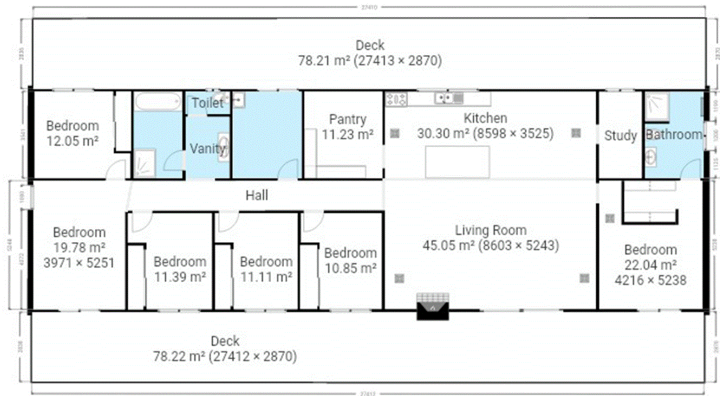
## MORE DETAILS

Property ID	L9539790
Property Type	AcreageSemi-rural
Land Area	71 acre

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This plan is intended for marketing purposes only. All dimensions are approximate.

277 Bourkes Road Yowrie

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