



Crowther, 529 Karoopa Lane

140 Unique acres 25 mins to Young & Cowra



LAND 140 acre

For Sale

Contact Agent

Contact

Colin Durham

0427 102 456

colin.durham@ljhooker.com.au

Christian Rowan

0427 102 458

christian.rowan@ljhooker.com.au

Every now and then a truly special place finds its way onto the market. This stunning 140-acre property feels more like a National Park than a private home and acreage. Property is located on Karoopa Lane just off the Olympic Hwy and nestled between the beautiful Dananbilla and Koorawatha Ranges. Offering a rare opportunity to walk straight into a fully functioning lifestyle property, will tick all the boxes for an weekender lifestyle property. Close enough to necessary amenities 25 minutes to Young and Cowra, yet completely private.

Cottage/weekender or family-home has spacious and inviting, large open plan kitchen/dining/living area with wood heater, reverse cycle air-con system. One main bedroom, large ensuite, separate toilet area. The view from the verandah on this home is amazing, days spent relaxing, dining, entertaining or taking in the breathtaking scenery. No power bills with solar/battery system with 10 solar panels and 2 pylontech 3.55Kwh lithium batteries, own water supply with numerous fresh water tanks, perfect for someone wanting



LJ Hooker Young
(02) 6382 2991

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

to live totally off grid, (unlimited satellite internet available)

Other buildings include 22m x 7m Shed comprising a massive kitchen/dining/living area, also sleeping area which could sleep a dozen or more, a smaller section which has bathroom amenities, plumbing, water and gas all available (still a little work to bring this up to scratch). This shed would be great for storage, ECO tourism or potential second residence. Other buildings an Art Studio surrounded by nature and hopefully will inspire the Artist in you to be creative and imaginative. Also hidden away is a simple meditation reflection hut with wood heater and tiled flooring. The Green Workshop/Shed come with concrete floor, nearby is a garden shed, chook run, covered vegie patch, fenced and irrigated fruit orchard.

The Land covers approximately 140-acres of which 120-acres is covered in native trees, numerus dams, walk to the very top of the hill with a view that is quite breathtaking, all this together adding to the beauty and amazingness of this property, land rate are approximately \$650 per year.

List of fruit and nut trees.

olives, grapes, neem, lemon, lime, orange, mandarin, grapefruit, apple, fig, mulberries, apricot, peach, pine nut, almond, carob and hickory.

Properties like this are very rare to the market in fact Ive never listed a property quite like this in my 20 years in real-estate, if your looking for a place to relax and unwind, call for more information Colin Durham on 0427 102 456 or Christian Rowan 0427 102 458

All interested parties should make and rely upon their own enquiries in order to determine whether this information is accurate.

More About this Property

Property ID	B4NH6T
Property Type	Lifestyle
Land Area	140 acre

Colin Durham 0427 102 456

Principal | colin.durham@ljhooker.com.au

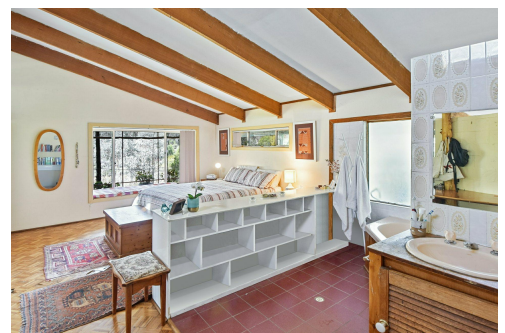
Christian Rowan 0427 102 458

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LJ Hooker Young (02) 6382 2991

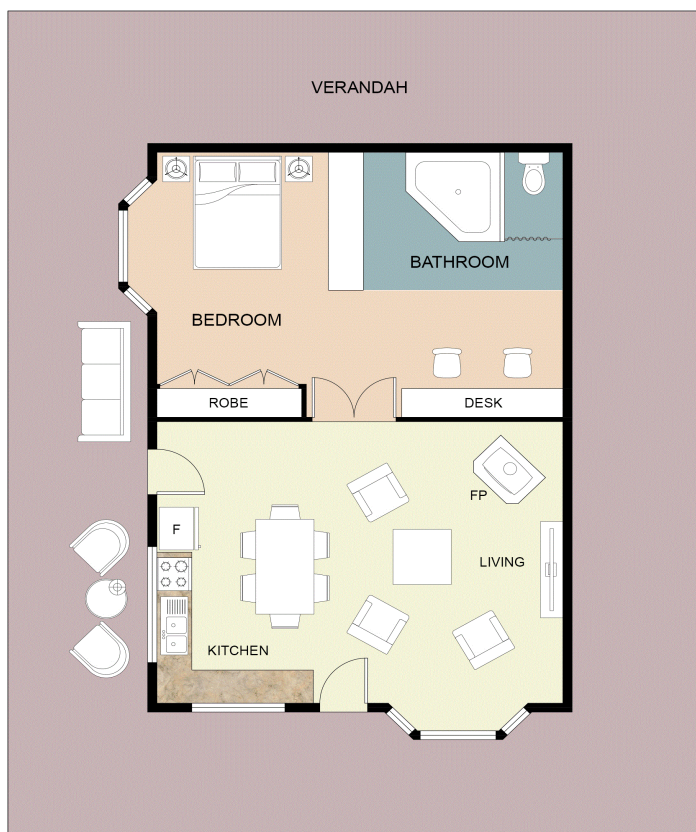
2-4 Short Street, YOUNG NSW 2594

young.ljhooker.com.au | young@ljhooker.com.au



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FLOOR PLAN



SITE PLAN

* APPROXIMATELY

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