



## COOYAL

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This 19.42 hectare (48 acre) property is located in a popular Cooyal position with approximately 1.5km of permanent creek frontage.

The main house is spacious throughout with 3 bedrooms, a modern kitchen and bathroom as well as a formal lounge room, separate family room and dining area.

Adjacent to the home and separated by a double carport is a recently built, fully self-contained flat.

Other improvements include cattle yards; a workshop; and a huge shed which is great for machinery and farm equipment, and there is also a bathroom inside.

The house has a fantastic rainwater supply and the gardens are well watered by the creek.

This farmlet has been well looked after and improved.

If you are looking for lifestyle in a great location, you can't afford to miss this property.

**Land Size** : 194200 sqm

**View** : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/cooyal/residential/rural/5657904>