

# Flemings



## 3502 Lachlan Valley Way Godfreys Creek NSW

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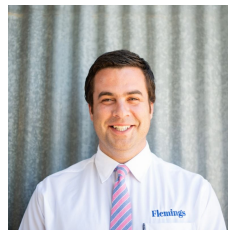
Flemings Boorowa are pleased to present to the market, 'Preston Farm' 3502 Lachlan Valley Way, Boorowa NSW 2586. Located 25 minutes north of Boorowa and 30 minutes south of Cowra.

Consisting of approximately 157 hectares (388 acres) of undulating, red granite-based soils.

Very comfortable and beautifully maintained three-bedroom double brick home, featuring high ceilings and a wide welcoming hallway. Ducted heating and cooling throughout as well as a slow-combustion wood heater and open fireplaces. Modern kitchen and bathroom. Cypress Pine timber floorboards. Formal living and dining. Wrap around veranda and expansive established gardens.

Water is a feature with eleven dams, bore water feeding

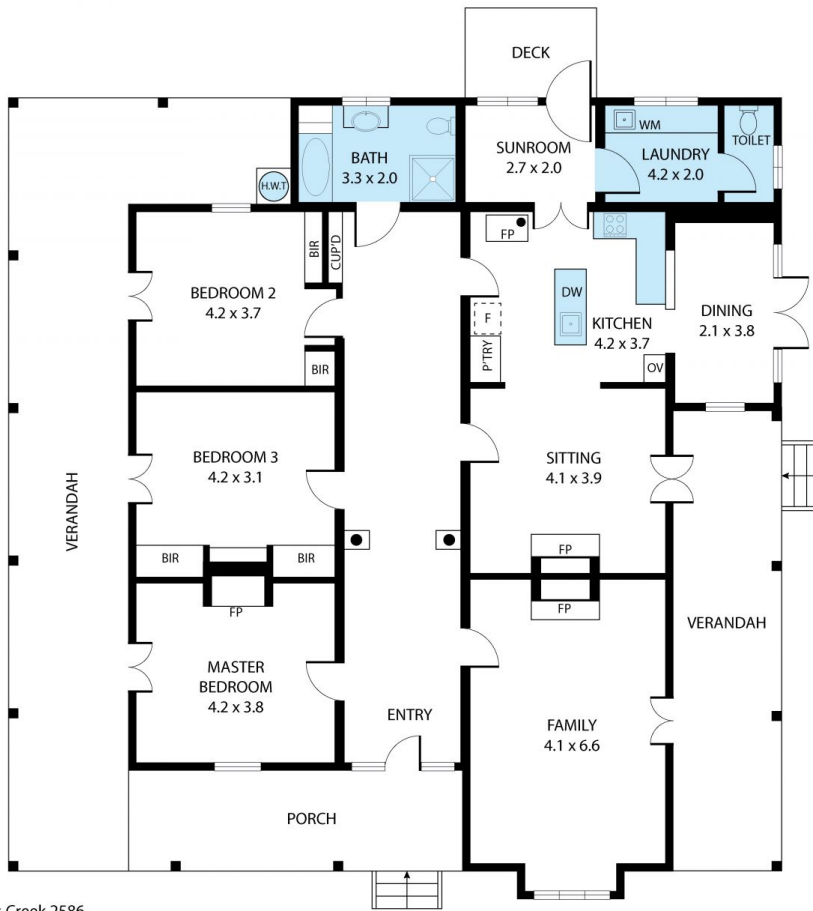
**Land Size** : 157 ha  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/godfreys-creek/residential/ural/6952014>



**Richard Fleming**  
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**Justin Fleming**  
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3205 Lachlan Valley Way, Godfreys Creek 2586

TOTAL APPROX. FLOOR AREA 172 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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