

# Flemings



## 154 Patterson Lane Gooloogong NSW

Flemings Cowra is pleased to present 154 Patterson Lane, Gooloogong to the market for sale.

A large 131Ha (323.70 acres)\* lifestyle paradise, ideal for all sorts of outdoor fun - trail bike riding, hunting, bushwalking or just chilling out and being surrounded by nature.

Features Include:

- 131Ha (323.70 acres)\* with building permission (STCA)
- Solar system with 18 panels and battery storage
- 12KVA diesel generator
- Caravan with reverse cycle air conditioning, shower and toilet with electricity supplied via the solar system
- As new sheep yards
- Land ranging from grazing flats and steep hilly areas through to thick timbered country.

**Price** : \$600,000  
**Land Size** : 131 ha  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/central-west/gooloogong/residential/rural/7823126>



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