

“Plentyana” Corowa, NSW

Location &

Surrounding Districts:

The area is renowned for its golf courses with championship courses at Corowa (27 holes) and Mulwala (36 holes). Within 27km of “Plentyana” are the 16 historic Rutherglen wineries together with being in close proximity to the Murray River and Lake Mulwala which provide unlimited opportunities for watersports and sightseeing.

Property Description:

“Plentyana” is a fertile parcel of land, ideal for a rural lifestyle. Big enough for a horse or cow and calf, and yet not big enough that your pleasure is taken up in on-going maintenance and normal agricultural activities. A paddock running beside the entrance road is currently growing established Lucerne.

Rainfall:

The average annual rainfall is 450 mm or 18" per annum.

Water:

“Plentyana” is watered by the following:

A bore at a depth of 90m provides water for use throughout the garden and also the toilets throughout the homestead.

The water is pumped from the bore via an above ground deep well pump to an above ground 7,500 gallon fibre glass tank. The water is then pumped to the garden and the homestead via an electric pressure pump.

Rainwater for use in the homestead is collected in a concrete below ground tank and then pumped via an electric pressure pump.

Improvements:

Homestead:

The “Plentyana” homestead is a McKnight designed Federation Style brick construction completed in 1894 and renovated by the current owners during the 1990's.

Internally the many features of this magnificent homestead comprise:

- Master bedroom
 - Walk -in dresser
 - Ensuite
 - Carpet floors

*“Plentyana”
Corowa, NSW*

Homestead Cont'd:

- 3 bedrooms
 - Built in Robes
 - Timber floors
 - Overhead fans

 - Dining & Sitting room
 - 14' 6" ceilings
 - Open fireplace
 - Murray Pine floors and ceilings

 - Billiard/Drawing Room
 - 14' 6" Ceilings
 - Open fireplace
 - Murray Pine floor and ceilings

 - Family Room
 - Timber Floors

 - Office/study
 - 14' 6" Ceilings
 - Open fireplace
 - Murray Pine floors

 - Kitchen
 - Built in cupboards
 - Pantry
 - Linoleum tiled floor

 - Formal entrance
 - 14' 6" Ceilings
 - Murray Pine floor and ceilings

 - Hallway
 - 14' 6" Ceilings
 - Murray Pine floor and ceilings
-

“Plentyana” Corowa, NSW

Homestead Cont’d:

- Reverse-cycle split-system air conditioning in
 - Dining & Sitting Room
 - Billiards Room
 - Family Room

- Electric underfloor heating in
 - Kitchen
 - Family Room

- Heat exchange unit – hot water system

- Bathroom
 - Tiled floor

- Toilet
 - Tiled floor

- Laundry

- Linen Press
 - Walk in

The kitchen and family room form part of the recent renovations and complement the external lines of the original design.

The underroof area of the home is approx 595m² including the wide verandas.

All electrical wiring and plumbing were renewed with the latest renovation and the entire house area re-roofed with all rainwater reticulated underground for storage or disposal away from the house site.

The surrounds of *“Plentyana”* are complemented with extensive lawn and garden areas and a tiled, salt chlorinated swimming pool add to the rear garden area appeal.

Cottage:

A single bedroom with ensuite cottage is in close proximity to the main homestead. Power and water connected.

Garage/workshop:

An enclosed 2 bay garage with lockable workshop. Power connected with water available.
