171 FLEMING DRIVE, LAFFING WATERS, NSW, 2795









SOLD

25 ACRE RETREAT - ONLY MINUTES TO BATHURST CBD

I am so excited to present 171 FLEMING DRIVE, LAFFING WATERS to the market for sale! This is a once in a lifetime opportunity to secure 25 outstanding acres on the fringe of Bathurst.

Often sought and rarely found, this perfectly located and level 25 acre property is in one of the most desired addresses in Laffing Waters, surrounded by quality properties and positioned in a quiet cul-de-sac, this property provides the ultimate lifestyle oasis.

Showcasing a very spacious, entertainers dream and double brick home with outstanding views to the mountains.

Excellent features include but not limited to:

- 10 minutes from Bathurst and 3 hours to Sydney
- Oversized main bedroom with large en-suite and walk in dressing room
- Generous sized additional three bedrooms, third bedroom with en-suite and two with large built ins
- Large functional gourmet kitchen, ideal for the eager cook with huge walk in pantry, ample bench space including a great sized, practical island bench
- Multiple oversized lounge/family rooms both with fireplaces, including sunken dining/formal lounge room with open fireplace
- Ducted reverse cycle air-conditioning throughout the home, open fireplace, slow combustion wood fireplace
- Great sized Bar area
- Huge laundry with lots of storage and third bathroom
- Outstanding spacious paved, undercover north facing outdoor living area with lovely outlook
- Large 20m x 8m workshop shed, with approved office space, reverse cycle spilt system and en-suite
- An abundance of rainwater storage, a fully operational bore servicing three water troughs and two seasonal dams
- Front and rear micro watering system
- Two horse stable complex complete with tack room
- Full size 60m x 20m dressage area

4 BED | 3 BATH | 4 CAR

PRICE:
$1,300,000

OPEN FOR INSPECTION:
N/A



Leanne Hurley
0417655002
leanne@atrealty.com.au
www.atrealty.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Leanne Hurley
0417655002
leanne@atrealty.com.au
www.atrealty.com.au