



SOLD

SUB DIVIDABLE HOUSE AND LAND BATHURST!!!

"SANDY CREEK ESTATE"

3 POPLAR PLACE, TRINITY HEIGHTS, BATHURST, NSW, 2795

Offering breathtaking uninterrupted views over Bathurst, set on an elevated, tranquil and private property is "Sandy Creek Estate". The property's namesake, Sandy Creek, flows down the side of the property lined by magnificent mature poplar trees. Don't miss this once in a lifetime opportunity to secure a highly sought after 4.7-acres on the edge of Bathurst.

Owned by the one family since 1981 and first time on the market in 40 years. The motivated vendor wishes to move and will consider all offers. With predominantly R1 zoning, this property may be sub-divided into 15 residential lots or higher density retirement living (STCA). Trinity Heights Shopping Centre is located 100m from the boundary of the property offering Medical Centre, Pharmacy, Newsagent, Supermarket, Café's, Bakery and Beauty suppliers. Sandy Creek Estate has dual access off both Poplar Place and Marsden Lane, offering enormous development opportunities. The estate features established trees lined boundaries plus an adjoining council reserve, all adding to the tranquil and private offering.

The home offers three bedrooms, two with built in robes plus a study (potential fourth bedroom). Both the kitchen and the bathroom have been renovated. The kitchen offers premium Caesar stone benches, electric oven/cooktop and features a "Canberra" wood fired oven in pristine condition. The large living areas are complemented by reverse cycle a/c and instantaneous gas heating. The home flows beautifully with the main bedroom located separately to the guest bedrooms by living and dining areas. There are two undercover outdoor areas. A large pergola at the side of the home overlooks a council reserve plus enjoys spectacular views over Bathurst. A balcony off the lounge enjoys views towards Sandy Creek. Garaging is provided with a four-bay shed with an additional two bay carport. The enclosed backyard features a mature garden with large established trees. A double aviary and tool shed are within the enclosed grounds.

Don't miss this opportunity to inspect Sandy Creek Estate. Inspections are available via private inspections with the exclusive selling agent, Mark Sullivan on 0429 954 990 or via sully@atrealty.com.au

Expressions of interest close 19th March 2021 (if not sold prior)

3 BED | 1 BATH | 4 CAR

PRICE:

\$2,000,000

OPEN FOR INSPECTION:

N/A



Mark Sullivan

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Not actual placement



Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.