



**SOLD**

## 10.3 ACRE RURAL PARADISE - PANORAMIC VIEWS

Perfectly located and positioned property on the Western fringe of the Bathurst township, boasting a stunning and panoramic rural vista. Superbly, maintained and extensively improved, inspection of this excellent offering is highly recommended. Entry into this 4.168 hectare (10.3 acre) property is via a sealed bitumen driveway with feature roundabout leading to this stunning custom built architectural designed home.

The outstanding gabled DecoWood lined alfresco space to the front of the property really makes a lasting impression, the perfect area to entertain your guests overlooking rolling park-like grounds and sandstone paved areas enjoying the spectacular rural scenery and the most amazing sunsets.

Features include but not limited to:

- \* Modern family home on a scenic and fully usable 10.3 acre block
- \* Set up high and capturing beautiful valley and mountain views
- \* Light and spacious interiors featuring open plan living
- \* Stunning rear level courtyard perfect area for a pool or spa
- \* Private entertainment spaces, level garden and dining patio
- \* Three queen sized bedrooms
- \* Stunning bathroom with separate WC
- \* Ducted reverse cycle heating and cooling
- \* Brand new slow combustion heater
- \* Lovely kitchen with dishwasher and amazing views

3 BED | 1 BATH | 4 CAR

PRICE:  
\$885,000

OPEN FOR INSPECTION:  
N/A



**Leanne Hurley**  
**0417655002**  
leanne@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



114 Peregrine Road, Billywillinga

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.