



# FOR SALE

## 25 ACRES ONLY MINUTES FROM BATHURST CBD - HUGE POTENTIAL TO RENOVATE, REBUILD OR INVEST!

This is a unique opportunity to secure 25 acres on the fringe Bathurst, in such a hard-to-beat premium location. The home occupies an excellent position with some of the best high set views of the Macquarie River flat into town and Mt Panorama. The property has been tightly held and boasts appeal for those wanting to renovate the original single level residence, rebuild or invest for the future. This is a new lifestyle destination property offering an idyllic country oasis, oozing potential, ripe with promise for future returns. It wouldn't take much to make this property shine!

Features include but not limited to:

- \* 25 acres only 12 minutes drive into Bathurst
- \* Views to Mount Panorama
- \* Welcoming country-style three-bedroom brick home with front verandah, taking in the sensational views overlooking the picturesque Macquarie flats into Bathurst
- \* 2 separate living areas both with views
- \* Air conditioner in 2nd living area
- \* Meals area off the neat kitchen
- \* Spacious lounge room with wood fire
- \* Three bedrooms
- \* Bathroom with bathtub, shower and separate toilet
- \* Two car 8m x 6m garage with workshop
- \* 25000 litre approx concrete water tank and Bore
- \* Potential to build second full size dwelling if desired (STCA)
- \* Septic system and mains power
- \* Good mobile reception
- \* Zoned RU1 Primary Production

This unique and versatile rural offering on 25 acres is hard to come by, get in quick with this one. Call Leanne Hurley on 0417 655 002 to book your private inspection.

3 BED | 1 BATH | 2 CAR

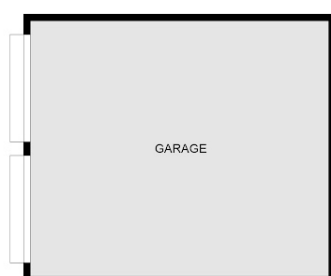
PRICE:  
Auction

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

429 White Rock Rd, White Rock

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.