



# FOR SALE

## EXECUTIVE RESIDENCE, GUEST HOUSE & BOUTIQUE EVENT CENTRE ON ACRES

5-7 BEDROOMS, 3 CAR, 2 BATH, 2.5 ACRES

"Brookland Park" – Where history meets elegance and modern convenience c1850 Step into the world of "Brookland Park," where history meets modern luxury. Established in 1856 as The Australian Inn, this exceptional estate is a true masterpiece, boasting a unique, awe-inspiring link to the past.

Nestled on a lush 2.5-acre landscape adorned with ornate box hedging and enchanting gravel paths that wind their way through vibrant perennial cool climate flower beds, every view from this residence offers an unparalleled visual experience.

The main house features four bedrooms. Ground floor offers two bedrooms which open onto the wrap around verandas which provide the perfect setting to take in the abundant birdlife, impeccably manicured gardens and a serene water feature which enhances the formal parterre at the front of the house. Several of the downstairs rooms which also open onto verandas could easily be converted to create more bedrooms. The first floor offers two upstairs bedrooms which showcase beautifully timber-lined raked ceilings and dormer windows.

"Brookland Park" offers amazing versatility in its layout lending itself to being your grand executive residence, a luxurious Sydney weekender or on a more commercial note a unique boutique conference / wedding reception venue, art gallery or eatery – the choice is yours. It is one of the Bathurst regions most historic centre pieces providing a focus for the increasing interest in original Australiana.

Located in the picturesque village of Yetholme, you're just 20 minutes from Bathurst and under two hours to Penrith, making "Brookland Park" a convenient escape for the hustle and bustle of city life.

### KEY FEATURES: MAIN RESIDENCE

- Executive main residence with 5 to 6 bedrooms.
- Guest wing or fully self-contained B&B with a private entrance.
- Gallery/Ballroom (75 m2) with a separate entrance and toilet facilities.
- Ideal boutique wedding reception venue with a spacious Ballroom and extensive undercover verandas.
- Ducted reverse cycle heating/cooling throughout for year-round comfort

5 BED | 2 BATH | 3 CAR

PRICE:  
\$1,295,000

OPEN FOR INSPECTION:  
N/A



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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



## 6 PORTERS LANE YETHOLME NSW 2795

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.