210 RAILWAY PARADE, BALMORAL, NSW, 2571

SOLD

CHARMING HOME ON 40 ACRES!

Bond Property Group proudly presents this charming unique 3-bedroom home on a huge 40 acres in the quaint township of Balmoral Village. This property can be used for both a residential and business purpose and has established stables, sheds and garages.

The House:
The home has been lovingly built with a unique custom wooden fireplace, wooden staircase and a grand loft which can be used as a living space or bedroom, with the view to dividing into two bedrooms and bathroom. The master bedroom is large and has an ensuite, walk-in robe, ceiling fans and overlooks the cottage style gardens. There are two more large bedrooms with fans that face the established gardens surrounding the house. Each bedroom includes ceiling fans, there are two wood burners with one centrally located in the living room and the second in the sitting room The house has gas through gas bottles and is on tank water.
The farm style kitchen is spacious and has plenty of storage and a large oven and stove. The kitchen overlooks the gardens and children's play area. Upstairs a large loft with high, vaulted ceilings can be used for multiple purposes such as a living space, playroom, or parents retreat.

The house has a wraparound veranda to three sides, natural cooling to the living room, kitchen, and family room.

The Property
Set on a quiet street with custom made post and rail fencing, cottage style landscaped yards, a tennis court, play area and entertaining areas this house is perfect for a family. The house is connected to tank water and there is also bore water on the property. A four-door garage (one currently used as an office) as well as a shed and stables provide ample storage for vehicles and machinery. There are 3 driveways connecting the street to front and rear of the property (which is currently leased to a milling operation). The milling operation would like to continue with the new owners. It is not visible from the house and has a separate driveway that does not pass by the house to access the back of the property.

Key Features
- 40 Acres of land, which can be used for multiple business purposes.
- Private street, backing on to bush in the township of Balmoral Village
- Charming character house with custom made features throughout.
- Tennis court, horse stables, cottage gardens and custom-made fencing.

3 BED | 2 BATH | 4 CAR

PRICE:
$1,950,000

OPEN FOR INSPECTION:
N/A

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DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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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.

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