



# SOLD

## SPACIOUS FAMILY HOME ON 39 ACRES WITH VIEWS

94 NORTH ST PERTHVILLE NSW 2795

4 BEDS / 2 BATHS / 2 CAR / 39.57 acres

On offer is a spacious family home plus 9 lots of rural land comprising 39.57 acres for sale on the one line.

### “CHATSWORTH HOMESTEAD”

The residence is a well-built double-storey and double-brick home. The front veranda, living areas and main bedroom all have stunning rural views over the Perthville rolling hills landscape. On offer are four bedrooms. Three bedrooms are oversized with wall-to-wall built-in robes and ceiling fans. Bedroom Four fits a single bed and dresser. The main bathroom has recently been renovated and has a full-length bath, shower, a double vanity unit and IXL Tastic ceiling heat lamps and fan. Bathroom two is a combined laundry/bath and flows to the rear yard and clothesline. The kitchen is modern, with an island bench and plenty of storage. Kitchen includes Westinghouse dishwasher, Westinghouse electric stove top and grill. There are two large living areas previously used as a formal and informal lounge. The hallway has linen storage and a skylight. Downstairs is a large double lock-up garage, one auto roller door and one pull up plus plenty of under-house storage.

The residence is supported by a 5000-gallon rainwater tank, an established rose garden, and two garden sheds.

### RURAL LAND

“The House block” comprises of Lots 2, 3 and 4 / 1 / 758 840 and is 10.8 acres.

“The Seldon Block” is identified by Lot 4 DP 750 354 and is on the corner of Seldon and North Sts Perthville. It is 6.25 acres. The block is fully fenced and has previously been used for grazing and vegetable cropping.

At the back are two large blocks that directly adjoin the house block and are also accessed from Prince St. If you follow Prince St, it intersects with Lagoon Rd.

On the edge of town is “The Town Block” Lots 2-3 / 8 / 758 840 and comprising of 9.21 acres. Besides this block is “The Dam Block” comprising of lots 1-3 / 9 / 758 840, being 13.31 acres. The Prince Street blocks both have access to an excellent dam.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,280,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN



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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.