



# FOR SALE

## PERFECT ROCKLEY WEEKENDER

"The Cottage" 83 Market St Rockley NSW 2795

4 BEDS / 1 BATH / 3 CAR / 3, 794 m2

Rockley is a charming village set in rolling hills with Peppers Creek flowing along the edge of the village. It is an easy 30-minute drive south of Bathurst and a scenic 2.5-hour drive from Penrith. The village is one of the oldest European settlements west of the Blue Mountains and contains many heritage buildings and established parklands.

It is developing a fresh reputation for its events, including Artisan Markets, The Rockley Gardens and Art Festival and the annual Rodeo. Famous chef Matt Moran bought the local pub and turned it into a destination venue for foodies and weekenders.

The current owners have owned the North facing property since 2013 and have completed extensive renovations, including new wiring, plumbing, roofing and ducted central air conditioning. The kitchen has a new Miele dishwasher and Bosch oven.

The property is light-filled and features gorgeous windows that frame the light in many of the rooms. It offers four bedrooms, one bathroom, a double carport, a lock-up garage, a workshop with power and water and a thermostat-controlled shipping container.

The main bedroom is complimented by a built-in robe and window views of the stunning garden. Bedrooms two and three easily fit a queen bed or two single beds. Bedroom four is a smaller room and currently doubles as a home office. A feature of the home is the large connecting lounge and living area which is framed by a feature angled window with views to the garden. The enclosed back verandah leads to bedroom four and separate laundry and toilet facilities. The property would be an ideal residence, weekender or Airbnb property.

The property is located on just under one acre, the owners have established a beautiful garden filled with bird life. The outdoor area offers a paved entertaining area with large fold-out umbrellas and outdoor speakers. A new garden path connects the carports and garage to the home.

Walk-in walk-out available subject to negotiation.

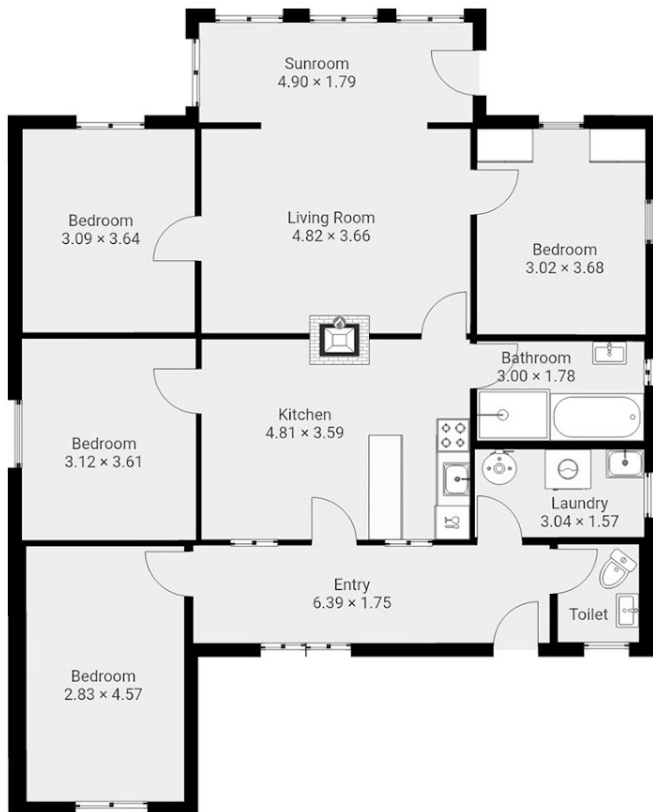
4 BED | 1 BATH | 3 CAR

PRICE:  
\$640,000

OPEN FOR INSPECTION:  
N/A



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**Disclaimer:** Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.