



# FOR SALE

## ESCAPE TO STUNNING SOFALA NSW

### Ye Old Church Sofala NSW

This little old church on 3/4 of an acre is oozing with potential.

Interior offers 80m<sup>2</sup> of development potential.

Would make an ideal weekender, residence, art gallery or studio.

Formerly an Anglican Church, the building is perched at the top of a hill in Hargraves St Sofala.

It has a stunning aspect being surrounded by the rolling hills of Sofala Village.

The building has the former Church Hall plus a changeroom / vestible. The entire building could be converted into overnight accommodation or an airbnb (stca).

SOFALA is a scenic gold rush village nestled between Bathurst and Mudgee in Central West NSW.

LAND SIZE 3,046m<sup>2</sup>

HALL SIZE 8 x 10 (80m<sup>2</sup>)

ZONING Village / commercial or residential uses

COUNCIL Bathurst Regional Council

HERITAGE The property includes an old cemetery which must be preserved.

RATES \$543.98 pa

SEWER No

A septic system may be installed (stca)

ELECTRICITY Yes

WATER Tank Water

LOCALITY Sofala General Store, Cafe and Hotel are a 5 minute walk from property

Bathurst - 40 minutes

Mudgee - 60 minutes

Penrith - 2 hours 40 minutes

INSPECT By appointment

AGENT Mark Sullivan

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MSP Real Estate 248 Howick St Bathurst NSW 2795

1 BED | 0 BATH | 0 CAR

### PRICE:

\$250,000

### OPEN FOR INSPECTION:

N/A



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