17 BOGAN STREET, BOGAN GATE, NSW, 2876









SOLD

THIS IS THE ONE YOUVE BEEN WAITING FOR.

Built in 1910 and lovingly maintained ever since, this gorgeous old Church has seen its share of joy and tears. It is in remarkably good condition and along with the Nuns accommodation just meters away on the same block, is perfect for that long sought after Church conversion to a home. Nestled on an expansive 8,094 square meter block in the charming village of Bogan Gate, this unique residential property offers boundless potential for those seeking space, tranquility, and rural lifestyle opportunities. Located at 17 Bogan Street in one of Central West NSW's most characterful communities, this fully fenced haven presents an exceptional canvas for your dream home or development project.

The Church building has 2 split system Air conditioners and appears to be straight and solid, a great foundation. The walls are solid timber shingles on the outside and timber walls and ceiling on the inside. The roof is of iron and there does not appear to be any roof leaks.

Bogan Gate itself is a gem of rural Australia, steeped in rich Aboriginal heritage - the name meaning "the birthplace of a notable headman of the local tribe." This picturesque village sits perfectly positioned on the Sydney-Broken Hill rail line, offering connectivity while maintaining its peaceful, country atmosphere surrounded by productive wheat and sheep growing country. The surrounding landscape tells the story of Australia's farming evolution, from the railway's arrival in 1896 that transformed the region's wheat growing capabilities to today's modern agricultural practices. Bogan Gate is a mere half hour drive to the larger towns of Parkes and Forbes, easy commuting distance for work, shopping, social and medical facilities.

The community spirit here is infectious, with locals gathering for the annual Bogan Gate Arts Festival that celebrates creativity and culture. Golf enthusiasts will appreciate the charming nine-hole Bogan Gate Golf Club, while families can enjoy quality time at Burrawang Park and the night-lit tennis courts that bring the community together.

- Fully fenced 8,094 square meter or just over 2 acres
- Air conditioning and split system climate control
- Prime location on established street
- Walking distance to local amenities

Education needs are well served with the local public school fostering young minds, while the historic Bogan Gate Hotel provides a social hub where stories are shared and friendships forged.

1 BED | 1 BATH | 0 CAR

PRICE:
$167,990

OPEN FOR INSPECTION:
N/A



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