



**SOLD**

## CHARMING 3 BEDROOM COTTAGE PLUS HUGE SHED IN THE HEART OF ROCKLEY

Nestled in the charming village of Rockley, this delightful 3-bedroom home offers the perfect blend of rural tranquility and modern convenience on a generous 2,355 sqm block. This property presents an exceptional opportunity for those seeking a peaceful lifestyle change or a solid investment in one of the Central Tablelands' most historic communities.

Step inside this well-appointed home featuring three bedrooms, with a beautiful very spacious main bedroom with additional sunroom, lovely brand new kitchen and a full bathroom, perfectly suited for families or those looking to downsize without compromising on space. The thoughtful design maximises the rural setting while providing all the essentials for comfortable living.

The property truly shines with its outstanding outdoor features:

- \* Lovely Bullnose Verandah, perfect for entertaining and taking in the serene countryside views overlooking the adjoining Peppers Creek.
- \* Massive 15m x 8m machinery shed with bonus car hoist and the additional attached 10m x 7m garage with a double plus single roller door
- \* Secure parking is assured with the impressive shed - ideal for multiple vehicles, boats, caravans, or hobby storage
- \* Slow combustion heating ensuring cozy warmth during Rockley's crisp winter months

With over half an acre of land, this property offers endless possibilities for those with green thumbs, hobby farmers, or anyone dreaming of space for children and pets to roam freely. The substantial land holding provides room for gardens, sheds, or future development, making it a rare find in today's market.

Rockley itself is a hidden gem steeped in history, originally established in 1848 during the copper mining and gold rush era. This picturesque village of just 180 residents offers a genuine sense of community rarely found in larger towns. The village boasts two historic churches, community halls, and charming local accommodation, creating a warm and welcoming atmosphere for residents.

The location provides the best of both worlds - peaceful village living while remaining accessible to larger centres like Bathurst. The tablelands climate delivers distinct seasons, from mild

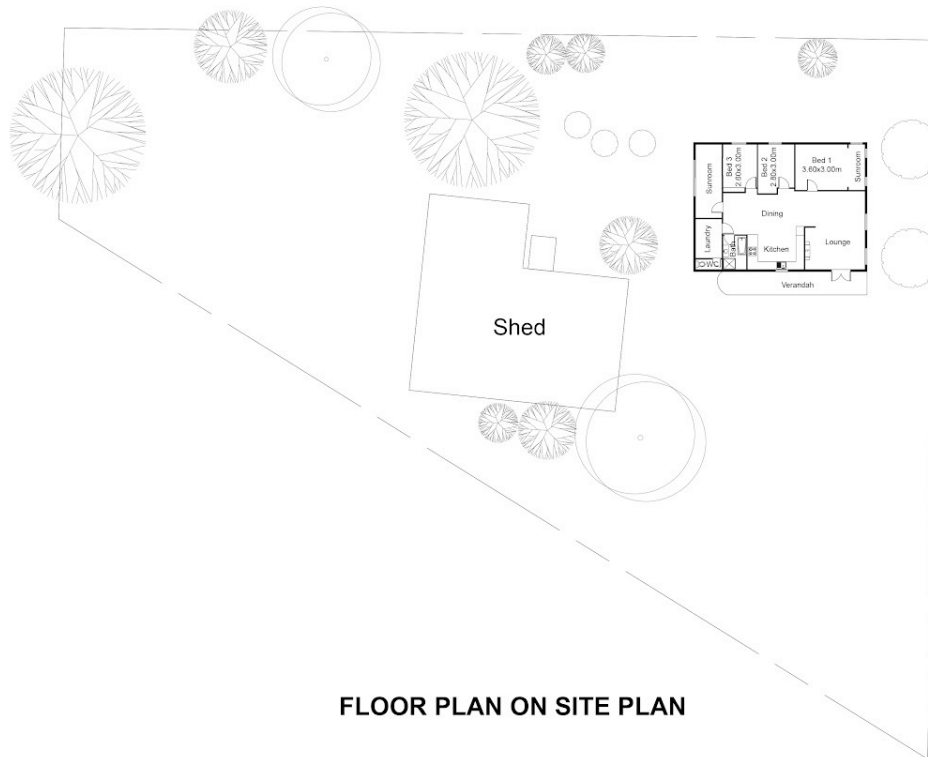
**3 BED | 1 BATH | 6 CAR**

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN ON SITE PLAN

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3 Church Street, Rockley

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.