



SOLD

HISTORIC RESIDENCE + SECOND DWELLING + 7597M2 R1 FIVE MINUTES TO CBD

"Where History meets Charm and Modern-day Convenience"

For Sale \$1,495,000 to \$1,640,000

"The Dairy Estate" c 1915
15 Waterworks Lane Gorman's Hill NSW 2795

6-7 Beds / 4 Bath / 6 Car / 7,597m2

Step inside history and experience the charm of "The Dairy". Located under five minutes to Bathurst CBD, it is very rare to find such a large parcel of residential land this close to town. This beautiful building has been lovingly restored and tastefully renovated by the current owners. The property includes two residences plus a studio gym/office, storage sheds, and is located on a 7,597m2 parcel of established gardens and lawns.

"THE DAIRY" c 1915. 4-5 BEDS / 3 BATH / 4 CAR

The renovation of this stunning executive residence won a National Trust award in 2002. The home has been re-imagined for family living and entertaining. Ground floor offers a master bedroom suite with walk in robe and a full renovated bathroom. The suite flows to a stunning outdoor courtyard and rock garden. A design feature of the home is a large living room with cathedral ceilings and a glass wall. This light-filled room is supported by its own walk-in bar and a cozy instantaneous Jetmaster gas fireplace. The next bedroom has its own ensuite and a large built-in robe. The ground floor has a stunning formal dining room with wood fire place. Dining flows to dedicated media room with food fire place and reverse cycle heating and cooling. The kitchen includes dishwasher, elm hardwood benching, electric oven and gas stove, a plumbed two door refrigerator and a pull out pantry cupboard. The home office could easily be converted into a fifth bedroom. The first floor extension offers two oversized bedrooms, lovely Juliet balconies and shares the residence's third bathroom. A double lock-up garage with remote, a sleepout sunroom and wrapping front and side verandas complete The Dairy.

"THE MILKHOUSE" Cottage. 2 BED / 1 BATH / 2 CAR

6 BED | 4 BATH | 6 CAR

PRICE:
\$1,575,000

OPEN FOR INSPECTION:
N/A



Mark Sullivan
0429954990
sully@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



"The Dairy" Main House, 15 Waterworks Lane Gormans Hill NSW 2795

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.