



FOR SALE

'BURLEIGH' - A TIMELESS ESCAPE IN THE HEART OF GEORGES PLAINS

Where country charm meets rural calm across an expansive double block, with two separate titles. This exceptional 2354sqm (approx.) parcel is perfectly located in Georges Plains most popular and established pocket. The classic Circa 1920's home is more than just a home: it's a lifestyle, a sanctuary, and a place that invites you to slow down and savour the simple pleasures. From the moment you arrive, the home exudes warmth and timeless charm. Step inside to discover interiors that speak of quality, care, and tradition. The home's generous proportions are complemented by four well-appointed bedrooms and two bathrooms, this property caters beautifully to growing families or those seeking space for guests and home offices. The thoughtful layout ensures everyone has their own retreat while maintaining those important communal family spaces.

Property Highlights:

- * Sprawling 2354sqm (approx.) level double block on two titles, with established gardens
- * Perfect for extended family or guest accommodation
- * Four spacious bedrooms providing flexibility for family living
- * Two bathrooms ensuring convenience for busy households
- * Spacious living with two separate living area, deal for family life, entertaining, or working from home
- * Massive 9m x 16m garage/workshop, unprecedented storage and workshop potential, whether you're a car enthusiast, tradesperson, or simply someone who appreciates abundant secure storage. This is complemented by additional sheds, including a 3m x 8m separate garage and attached carport providing even more versatility for equipment, tools, or recreational vehicles.
- * Additional separate 3.5m x 4m studio/workshop/accommodation
- * Separate laundry with separate 3rd toilet
- * 2 x 5000 litre concrete tanks plus a well
- * Septic
- * Only 15 minutes drive from Bathurst
- * This is a property that feels like home from the very first step through the gate. A true classic, rich in history, much loved and ready for its next chapter.

The location provides an ideal base for those seeking a tree-change lifestyle without sacrificing convenience. Bathurst's comprehensive shopping, dining, educational, and medical facilities are

4 BED | 2 BATH | 11 CAR

PRICE:

\$680,000 - \$720,000

OPEN FOR INSPECTION:

N/A

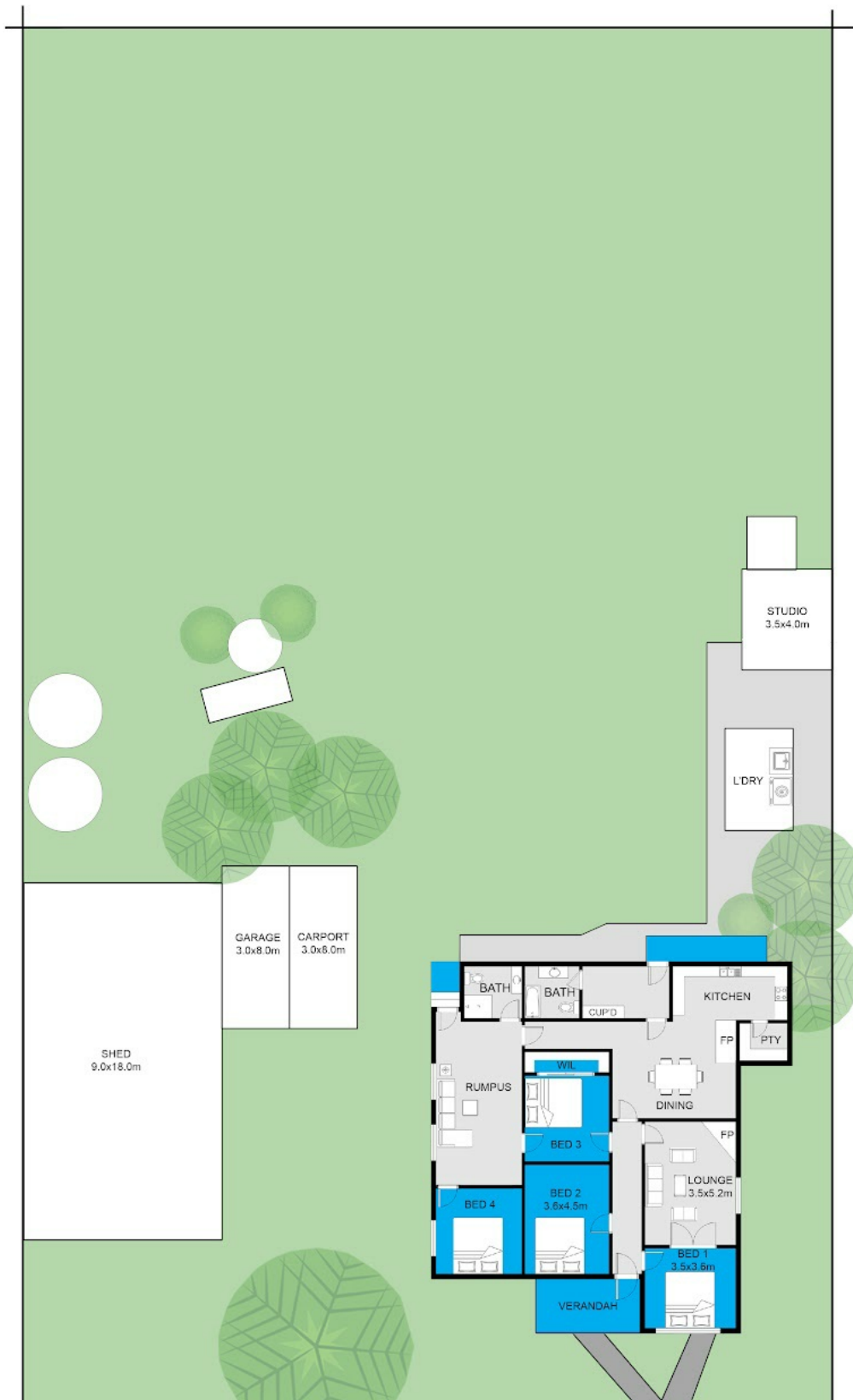


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

FLOOR PLAN ON SITE 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.

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