



FOR SALE

ICONIC MOUNT PANORAMA

Sitting majestically on just over 2 acres with sensational district views, providing the perfect blend of space, privacy, and prestige in one of Australia's most celebrated racing locations right on Forest's Elbow.

Step inside to discover a thoughtfully designed solar passive home filled with abundant natural light throughout. The modern kitchen boasts stone benches and stainless Steele appliances ,ready for the next chef to delight in catering for any occasion. The open plan kitchen ,meals & family rooms flow out onto an extensive entertaining deck with spectacular views over Bathurst. The sparkling inground salt water pool is ready for summer pool parties and enjoy the established gardens and open spaces for the kids and pets to run around and explore.

The split level floorplan is a throw back to the original 1962 building and takes advantage of the northern aspect allowing Climate control to effortlessly be managed with reverse cycle air conditioning and cosy wood heating, ensuring year-round comfort regardless of the season. The home's commitment to sustainability shines through with solar panels and solar battery storage, significantly reducing energy costs while maintaining an eco-friendly footprint.

- * Circa 1962
- * 10.56KW Solar System with 12.8KW Battery storage
- * Split level floorplan
- * Expansive outdoor entertainment area perfect for hosting gatherings
- * Sparkling in-ground salt water swimming pool for those hot summer days
- * Spacious deck offering stunning district views
- * Separate double garage with storage & workshop space
- * Fully fenced property ensuring complete privacy and security
- * Separate access on race events into town
- * Pool compliance certificate
- * Septic certificate to operate
- * Building and Pest report available
- * Rates per year approx \$3900.00
- * Town water
- * 8155m2 land

4 BED | 2 BATH | 2 CAR

PRICE:
Just Listed

OPEN FOR INSPECTION:
Jul 4 at 12:00pm - 12:30pm
Jul 5 at 12:00pm - 12:30pm



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TOTAL: 234 m²
 1st floor: 234 m²
 EXCLUDED AREAS: GARAGE: 51 m², PATIO: 116 m², WALLS: 19 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.