



FOR SALE

"A-FRAME" PERFECT HAVEN ON 3 PRIVATE ACRES

Embrace the tranquil charm of rural living in this delightful one-bedroom A-frame cottage, perfectly set on an expansive 12,700 sq m (3.14 acre) fully fenced block. Offering a rare opportunity to own a piece of history in one of NSW's most captivating former gold rush towns, this property seamlessly blends heritage character with modern comforts.

Property Features:

- Comfortable bedroom and bathroom, ideal for a peaceful retreat or high-yield holiday rental
- Two split-system air conditioning and heating units (upstairs and downstairs) plus ceiling fans
- Cosy slow-combustion fireplace downstairs for year-round comfort
- Electric entry gates with a concrete driveway leading directly to the home
- Ample water supply including a bore, 2 x water tanks and a dam
- Multiple outdoor entertaining areas including a balcony, spacious deck, and dedicated entertaining area with stunning rural vistas
- Established fruit trees set across private, usable acreage
- Carport parking for one vehicle

Location & Lifestyle Highlights:

- Historic Significance: Located in a world-renowned National Parks and Wildlife Service heritage site, famous for gold panning, historic walking trails, and mine site explorations.
- Vibrant Arts Community: Home to a thriving artists' colony with a rich creative history
- Outdoor Adventure: Direct access to the famous 52 km Bridle Track, connecting to Bathurst through dramatic gorge country along the Macquarie and Turon Rivers.
- Local Amenities: Moments from the new micro local pub and town centre
- Excellent Connectivity: Located approximately 75 km from Mudgee (via Hargraves) and roughly 75 km from Bathurst (via Turondale).

Whether you are seeking a serene weekend retreat, a permanent tree change, or a unique investment, this charming cottage delivers an exceptional lifestyle in an iconic location.

Call Leanne Hurley on 0417 655 002 to arrange your private inspection today.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

1 BED | 1 BATH | 1 CAR

PRICE:
\$575,000

OPEN FOR INSPECTION:
N/A



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