



3548 The Bridle Track, BRUINBUN, NSW 2795

ALONG THE BANKS OF THE MACQUARIE RIVER!

40.47 hectares, 100.00 acres

- Positioned high above the majestic Macquarie River & immersed in unspoilt natural beauty, this remarkable rural holding offers an increasingly rare opportunity to secure a private sanctuary in one of the Central West's most tightly held locations.

- Set on approximately 100 acres, the property blends lifestyle, comfort & adventure - with sweeping river views, fertile country & abundant wildlife at your doorstep.

Inside, creature comforts include:-

- The charming 3 bedroom residence exudes warm log-cabin country character & has been meticulously maintained, offering generous proportions & a welcoming, homely feel. Designed to capture the landscape, the home is light-filled & airy, with spectacular outlooks from the front windows & expansive deck - the perfect place to unwind, entertain or simply take in the ever-changing river scenery.

- Year-round comfort is assured with air conditioning & a cosy woodfire, making the home equally inviting in summer or winter.

TYPE: For Sale

INTERNET ID: 300P192250

SALE DETAILS

\$939,000

CONTACT DETAILS

Nicoll & Ireland - Bathurst

191 Howick Street
BATHURST, NSW
02 6330 7200

George Doueih
0413 175 387

Outdoors, the property truly comes into its own with:-

- Recently upgraded internal roads provide excellent access throughout, while areas of fertile land offer genuine farming or grazing potential.
- A seasonal creek winds through the block, complementing the exceptional river frontage & outstanding natural water sources.
- Nature lovers & adventurers will be captivated by the abundance of goats, deer, kangaroos & native wildlife, along with the opportunity to fossick for gold, explore the land, or enjoy a short stroll to some of the best fishing spots in the Central West.
- Set along a well-renowned & recently upgraded 4x4 track.

Infrastructure is well catered for with:-

- Excellent water security including 4 water tanks with fantastic catchment.
- Mains electricity connected.
- Two huge fully lockable sheds plus an additional open shed with BBQ/alfresco area.
- Despite the seclusion, convenience remains within easy reach with a less than 60 minutes to Bathurst CBD or under 3 hr drive to Parramatta.

* Walk-in, walk-out sale to include 10's of 1000's of dollars' worth of equipment, machinery & furniture

Whether you're seeking a permanent tree-change, a weekend escape, a productive rural holding or a blue-chip lifestyle investment - this extraordinary Macquarie River property delivers privacy, views, water & lifestyle in equal measure!.

Inspections will impress - opportunities like this are seldom offered!.

- Land Area 40.468564 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1







