



## 27 Saint Johns Road, GEORGES PLAINS, NSW 2795

### RURAL RETREAT CLOSE TO TOWN

Less than 15 minutes from the Bathurst CBD, sits this modern 3 bedroom brick home on a spacious 3 acre property. Lots of time and money has gone into this property over the past 10 years, all the work has been done, ready for the next owner to enjoy.

- \* North facing, solar passive home with large windows to let the light flood in
- \* Double glazed windows and a 5.3kw solar panel system
- \* 3 spacious bedrooms all with built in wardrobes
- \* Reverse cycle air conditioner, slow combustion wood fire heater and ceiling fan
- \* Huge family size bathroom with shower, bathtub and a separate toilet
- \* Open plan kitchen, dining and living room and a separate office
- \* Kitchen features a 900mm stainless steel oven, Bosch dishwasher and heaps of storage
- \* Outdoor entertaining with front alfresco area and span line patio off to the side
- \* Secure water storage with 4 tanks totalling over 120,000L

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P192465

**SALE DETAILS**

**\$909,000**

**CONTACT DETAILS**

**Nicoll & Ireland - Bathurst**

191 Howick Street  
BATHURST, NSW  
02 6330 7200

**George Doueih**

0413 175 387

- \* Reliable water bore and equipment, sitting at 26m and drinking water quality
- \* Fully insulated and lined Colourbond studio with a reverse cycle air conditioner
- \* 6x7 Colourbond shed with a 3x7 awning + relocatable site shed
- \* Stock proof internal and external fencing with paddocks suitable for light grazing
- \* Established gardens, trees and a reliable dam
- \* Picture perfect views in all directions
- \* Conveniently less than a 15 minute drive to Bathurst CBD

This property has it all and is priced to sell, private inspections only.

Call George Doueihy for more information.

Other features: Area Views, Car Parking - Surface, Carpeted, Heating, Openable Windows, Toilet Facilities

- Land Area 3.13 acres
- Bedrooms: 3
- Bathrooms: 3
- Car Parks: 2







