



## 70 Kentucky Road, NEVILLE, NSW 2799

### FAMILY HOME ON IDYLLIC ACRES!

Set in the heart of the quaint village of Neville, on a level block with a tranquil rural aspect. This family home is as "neat as a pin" & benefits from the current owners' eagerness to fully establish the property. Meaning, nothing to do but move in - from secure water supply & storage to solar panels, irrigation, fencing, horse stables, shedding & recently sowed pasture. Ideal for the horse enthusiast or the perfect hobby farm, with approx. 3.2 acres of ideal land.

#### Features include:

- 4 spacious bedrooms with built-in wardrobes
- Master bedroom with a fully renovated ensuite
- Updated kitchen - Westinghouse appliances & huge storage
- Spacious bathroom with both bath & shower
- Ducted reverse cycle heating & cooling
- Slow combustion wood heater

**TYPE:** For Sale

**INTERNET ID:** 300P193753

#### SALE DETAILS

**\$895,000**

#### CONTACT DETAILS

**Nicoll & Ireland - Bathurst**  
191 Howick Street  
BATHURST, NSW  
02 6330 7200

**George Doueih**  
0413 175 387

- Fresh paint, carpet & plantation shutters
- Bore water & pumps, water tanks & 3 phase power
- New 3 bay carport
- Huge shed/mancave or games room with its own woodfire
- NBN to the premises with excellent Telstra mobile coverage
- School bus runs morning & afternoon
- Excellent paddock with new fencing & gates
- 5 minutes to Pennsylvania forest with yearly endurance race & many nearby riding tracks
- A few hundred metres away from the Neville showground & Neville Equine performance with very good facilities
- Walking distance to the very popular Neville Hotel & Rustic Nature caf   & public school

Just a short 15 minute drive to Blayney & 50 minutes to either Bathurst or Orange. This neat family home will be hard to look past! Close enough for the essentials, far enough away to enjoy a quiet village lifestyle.

Contact George to learn more & arrange your inspection!

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating, Openable Windows

- Land Area 3.2 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 3 car carport
- Ensuite





