



9 Green Grove, BLAYNEY, NSW 2799

A Rare Opportunity to Secure Space, Comfort, and Quality

Set within a highly sought-after location, just 8 minutes from Blayney, and conveniently located within 30 minutes of both Bathurst and Orange, this exceptional lifestyle property offers a rare opportunity to secure space, comfort, and quality in a premium rural setting, complete with your very own private fishing spot.

Set on 2.42ha, the property captures the essence of country living with a spring-fed dam and creek, complemented by established landscaping and quality fencing throughout. The home has been thoughtfully positioned to take full advantage of its elevated north-east aspect, showcasing sweeping rural views and an abundance of natural light.

Inside, the residence delivers a well-considered floorplan designed for modern family living. The master suite is a true retreat, complete with a beautifully appointed ensuite. Three additional bedrooms are all generously sized and feature built-in wardrobes.

At the heart of the home, the open plan kitchen, living, and dining area creates a central hub for everyday living and entertaining. The kitchen is finished with stone benchtops and a butler's pantry, seamlessly connecting to an expansive outdoor patio with servery and BBQ area-ideal for year-round entertaining. A separate media room provides

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: L14787407

SALE DETAILS

Price Guide:
\$1,400,000 -
\$1,500,000

CONTACT DETAILS

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additional space for relaxation.

Further enhancing the property is a double garage with remote access and internal entry, along with a substantial double bay shed featuring a double carport, toilet facilities, and loft storage. Water is well catered for with irrigation supplied via the spring-fed dam, ample catchment, and approximately 120,000 litres of storage.

Offering a combination of lifestyle, location, and quality improvements, this is a standout property in one of the district's most sought-after areas. Opportunities of this calibre are rarely offered and will attract strong interest. Don't miss this opportunity to secure this stunning family home.

To arrange your inspection or to find out more, contact Marty Lyden - 0404 070 391.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 2.4281 hectares
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Double carport
- Floorboards









This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.