



## Lot 179 Hilltop Road, WOODSTOCK, NSW 2793

Off-Grid Country Retreat

**1.62 hectares, 4.00 acres**

Located just a short drive from the village of Woodstock, this beautifully renovated two-bedroom cottage offers the perfect blend of self-sufficient living and rural charm, set on approximately 4 acres\* of land surrounded by stunning established trees that enhance privacy and natural appeal.

Designed for off-grid living, the home is powered by a 3.5kVA solar system with 10 panels, complemented by excellent water storage across two tanks. A seasonal dam sits in the front paddock, adding to the property's practicality.

Inside, the home features two bedrooms, including a spacious main bedroom complete with a built-in wardrobe. The second bedroom is also generously sized, whilst a unique loft offers flexibility for a third bedroom or additional living space with scenic views from its window.

The heart of the home is the open-plan kitchen, dining, and family area, kept warm and inviting by a woodfire that efficiently heats the entire house. The kitchen is

**TYPE:** For Sale

**INTERNET ID:** L14789185

**SALE DETAILS**

**\$400,000 - \$440,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Hayley Oliver**

0419595746

well-equipped with a gas stove and oven, offering ample storage and bench space.

Additional features include two sheds providing secure vehicle accommodation, along with extra space ideal for tools, equipment, or workshop use. A separate carport adds further convenience. The property is thoughtfully divided into two paddocks, with the home and driveway set on approximately 1 acre, and the remaining land on approximately 3 acres.

This charming property is ready for its next owners to move in and enjoy, offering a peaceful lifestyle with all the hard work already done, it's a place where you can truly relax and make the most of country living.

For more information or to arrange your inspection contact listing agents

Hayley Oliver on 0419 595 746 or Scott Catlin on 0403 968 384.

\*Approximately

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 1.618743 hectares
- Bedrooms: 2
- Bathrooms: 1

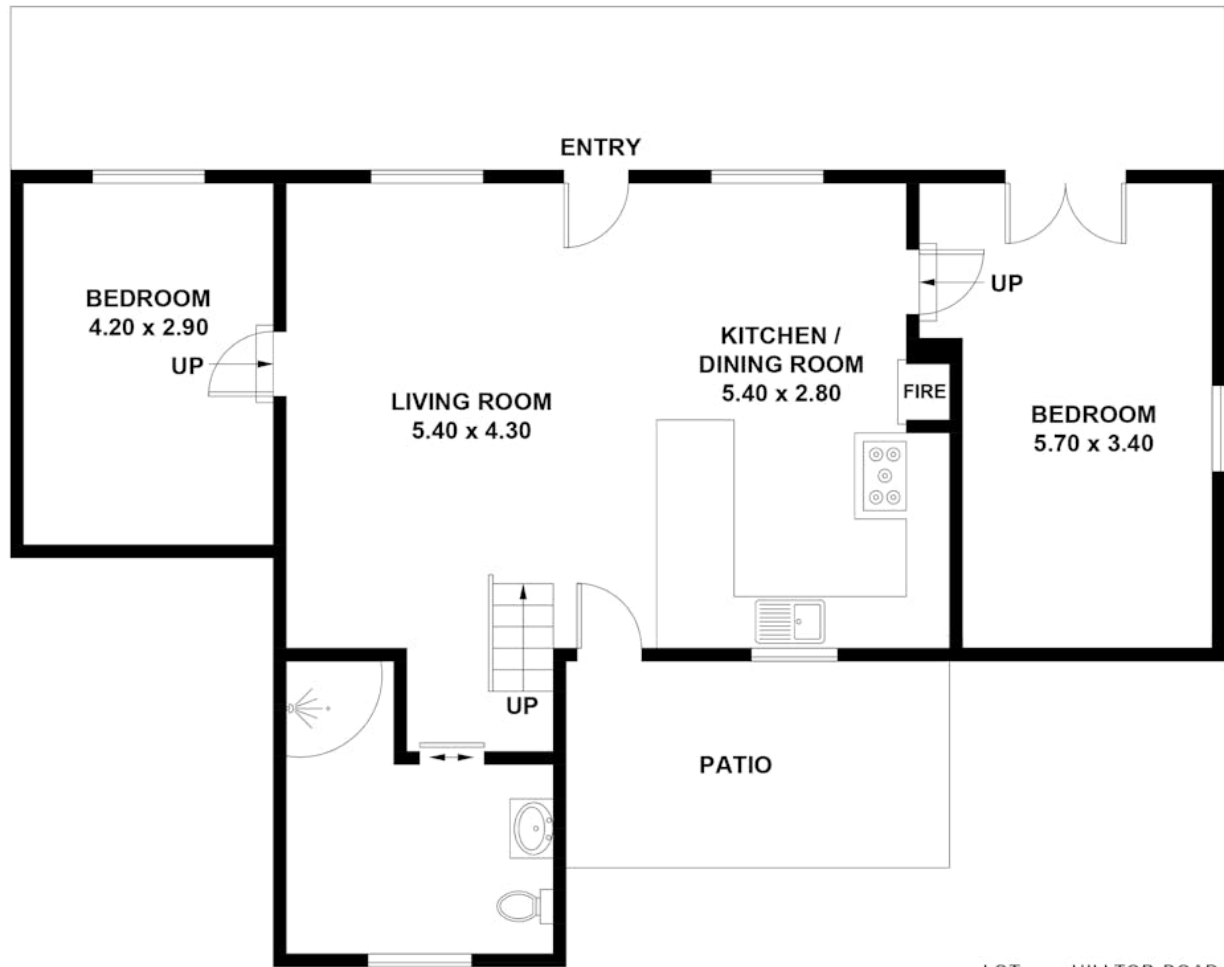
## HOMESTEAD

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1









LOT 179 HILLTOP ROAD, WOODSTOCK  
APPROXIMATE GROSS INTERNAL AREA = 82.7 SQ M



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.