



## 1020 Pine Mount Road, WOODSTOCK, NSW 2793

Peaceful Rural Living

**2.02 hectares, 5.00 acres**

Set on a picturesque 5 acres (2 hectares), this property presents an outstanding opportunity to embrace a sustainable rural lifestyle without compromising on comfort or convenience.

Positioned at the front of the home is a spacious, versatile room that can be utilised as a master bedroom, living area or a combination of both. The addition of the loft adds further flexibility, allowing the layout to be adapted to suit your needs.

The modern kitchen is equipped with an island bench, two-burner gas cooktop, benchtop convection oven and dishwasher, while the tidy bathroom includes a shower, vanity and separate toilet. The adjacent laundry comes complete with a built-in washing machine. Year-round comfort is assured with a woodfire heater, split-system air conditioner and ceiling fan at the centre of the home.

The property is supported by 20 solar panels (6.6kW system), a substantial 50,000 litre water tank, a second water tank, and a dam with pressure pump enhancing both

**TYPE:** For Sale

**INTERNET ID:** L14789264

**SALE DETAILS**

**\$450,000 - \$475,000**

**CONTACT DETAILS**

**Elders Emms Mooney**  
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Bathurst, NSW  
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**Hayley Oliver**  
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efficiency and self-sufficiency.

Showcasing a huge variety of established fruit and nut trees creates a productive and picturesque setting, all serviced by irrigation with the flexibility to be fed from either the dam or the water tanks. The fully fenced grounds are accessed via an electric gate with automatic lock, offering privacy, security and peace of mind.

The remaining portion of the shed features a versatile storage and work area complete with power, cupboards, bench, sink, storage racks and mezzanine, ideal for hobbies or projects. Multiple carport spaces provide extra cover for vehicles, equipment or outdoor entertaining.

In addition to these features, the property already has some key infrastructure in place, including septic and stormwater systems, providing an excellent opportunity to build your dream home (STCA).

Whether you're seeking a lifestyle change, a weekend escape, or a low-maintenance rural holding, this unique property delivers space, sustainability and serenity in a quiet rural setting, approximately 15 minutes from Cowra and 11 minutes from Woodstock.

For more information, request a copy of the contract of sale, or to arrange your private viewing, please contact listing agents Hayley Oliver on 0419 595 746 or Scott Catlin on 0403 968 384.

**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.

\*approximate

- Land Area 2.023428 hectares
- Bedrooms: 1
- Bathrooms: 1

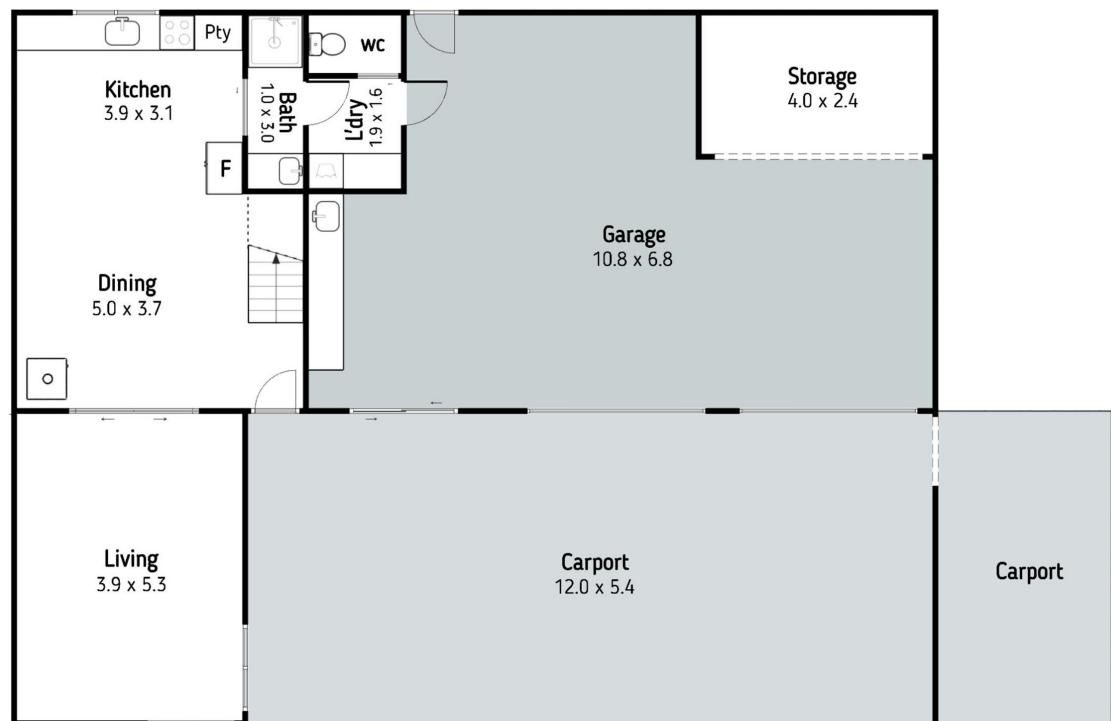
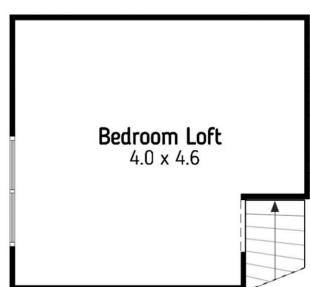
## HOMESTEAD

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









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Total Approx Floor Area = 85SQM (Living Space)

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.

Elders Emms Mooney