



324 Hill End Road, SOFALA, NSW 2795

"Tanwarra Lodge" - A Rare & Exciting Proposition with Endless Possibilities

Tanwarra Lodge is a few short kilometres from the historic village of Sofala with 88 meters of frontage onto the Turon River. This unique property offers absolute privacy with no adjoining neighbours and surrounded by 160 acres of crown land. Prior to vendors retirement Tanwarra Lodge was ran as a successful 4.5-star council approved accommodation venue with licensed restaurant. This easily maintainable property has been built to the highest standard with a strong demonstration of quality craftsmanship and attention to detail.

Features include but are not limited to:

- A 92,000-litre header water tank that gravity feeds the property in addition to two 2,500-litre and one 1,200-litre water tank
- Two state of the art water purification systems one for regular water and one for drinking water with ultraviolet filtering technology
- Easy access from Hill End Road with ample driveway room and visitor/guest parking
- Three large envirocycle septic systems for easy waste management
- Sealed road access to Sofala, Hill End, Bathurst, Mudgee, Kandos, Rylstone, and

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: Sold

INTERNET ID: L17346482

SALE DETAILS

\$1,050,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Kurt Waterford

0439642390

soon direct access to Orange accessibility is certainly not an issue at Tanwarra Lodge

Restaurant:

- Commercial grade kitchen with stainless steel workbenches
- Deep fryers, pizza ovens, and commercial grade freestanding gas oven and hob
- Large pantry with wire rack shelving and multiple fridges/freezers
- Commercial coffee machine, and bean grinder on serving counter
- Large dining room with ceiling fans and Jindara slow combustion wood heater
- Double glazed windows and sliding glass doors that open onto separate large outdoor dining area with ceiling fans and outdoor speakers
- Serviced by a unisex toilet and an additional council approved unisex disabled toilet

Managers Residence:

- Open plan living, dining and kitchen area with large linen press and plenty of storage
- Full Kitchen with electric cooking, dishwasher, and double door fridge
- Large master bedroom with queen sized bed and ensuite with bath.

Shearers Room:

- Located below the main residence providing a separate bedroom with ensuite
- Previously used to offer an additional bedroom to other guests at Tanwarra Lodge

Miners Room:

- Spacious king bedroom with built in robes, stunning ensuite and ceiling fan.
- Separate open plan living area with slow combustion wood fireplace
- Spacious area plumbed and ready for installation of full kitchen

Guest House:

- Full kitchen with gas cooktop, convectional microwave oven, dishwasher, and stone bench tops
- Laundry with secondary water closet that services both levels of the residence
- Ground level bedroom features large queen bed, built-in robes, and ensuite with heated floors and towel rack
- Upper level offers a spacious open plan kitchenette, living with fold out lounge, dining area and bedroom with queen bed.

River Side Cabin (Sofala Hilton):

- Sitting on the bank of the Turon River taking in the peaceful surrounds
- Large queen-sized bed with additional fold out couch for extra guests
- Spacious open plan kitchenette, bedroom, and living area serviced by a split system

for optimal temperature year round

- Functioning spa bath on deck

Note: There is an extensive list of inclusions with "Tanwarra Lodge" which will be provided in an information memorandum. This walk in walk out deal offers incredible value & well worth an inspection.

Land Size: 9,388 square meters or 2.3 acres

Council Rates: \$389.57

Contract For Sale: The Contract for Sale is available to interested parties upon request from the office of Ray White Emms Mooney - 152 William Street Bathurst

Don't miss this amazing opportunity and contact Kurt Waterford today on 0439 642 390

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 2.3 acres
- Bedrooms: 6
- Bathrooms: 7
- Floorboards







