



## 135 Bundaleer Road, NEWBRIDGE, NSW 2795

Peaceful Country Living

**9.72 hectares, 24.02 acres**

'Braeleigh' is situated in a peaceful and private country setting overlooking surrounding grazing country. The home is set in established garden with excellent water and only minutes from the village of Newbridge. Featuring an older style 5 bedroom weatherboard country home with expansive north facing deck taking in the views over the countryside. Located in the central tablelands of NSW this area is growing with major regional centres of Bathurst & Orange growing, provide all the services you require.

- Land holding - 24.0\*acres (9.72\*hectares)
- Zoning RU1 - Primary Production
- 'Braeleigh' is located on Bundaleer Road, 5\*mins from the village of Newbridge, 15\*mins to Blayney, 35\*mins to Bathurst and 3.5\*hours from Sydney.
- North facing weatherboard country home has 5 bedrooms plus office.
- Open plan kitchen living area opening out onto a large deck.

**TYPE:** Sold

**INTERNET ID:** L22964600

### **AUCTION DETAILS**

10:30am, Friday July 14th, 2023

### **CONTACT DETAILS**

**Elders Emms Mooney**  
152 William Street  
Bathurst, NSW  
02 6331 0744

**Stewart Murphy**  
0427363118

- Live in comfort with a reverse cycle air conditioning unit and a slow combustion wood heater
- The garden features mature trees complimenting well maintained garden beds
- Gently undulating red basalt soils subdivided into two paddocks
- Excellent water available with one big stock dam, 1000\*L per hour water bore' with potable water and rainwater tanks
- Currently running cattle which offers an income stream.
- Timber cattle yards with a crush and loading ramp
- Steel frame shed with three car parking, workshop area and power. Second wood/garden shed.
- Boundary and internal fences are in good condition.

It is time for the owners to downsize. 'Braeleigh' is a must see and this is your chance to call this beautiful home in a private country setting, your own. Please contact us for a copy of the Information Memorandum or to book a private inspection.

Land Size: 24.0\*acres (9.72\*hectares)

Auction: 14th of July 2023 at The Auction Centre Bathurst

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 9.72 hectares
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

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|-----------|---|
| Bedrooms  | 5 |
| Bathrooms | 2 |







