



123 Billywillinga Rd, BILLYWILLINGA, NSW 2795

Modern Home, great sheds, 34 lifestyle acres

13.76 hectares, 34.00 acres

So close to all that Bathurst offers, yet the distinct feeling of being a million miles from anywhere site this fabulous and very well appointed lifestyle opportunity. The property is a short 20 min drive from the centre of Bathurst on a well maintained road with school bus services available nearby. The elevated 34 acre property offers a range of shedding and improvements sure to provide everything you need. The entire property is "off the power grid" with a robust solar and battery bank with a new back up petrol generator.

The immaculate home is spacious and offers large rooms and loads of storage, built from steel and very well insulated the home will be a pleasure to enjoy in all seasons. Boasting five huge bedrooms plus a study give options for various family types or uses for the home. The expansive timber deck embraces the stunning views across timbered and cleared hills as well as your own 34 acres with large dam also.

The home in summary:

- Large master bedroom with walk-in robe & ensuite with double shower

TYPE: Sold

INTERNET ID: L24025167

SALE DETAILS

Guide: \$1,149,000 - \$1,195,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Andrew Crauford

0417416205

- All bedrooms have wardrobes.
- Well appointed kitchen with large island bench & stainless steel appliances
- Slow combustion wood fire (with ducted heat transfer) plus reverse-cycle split-system air-conditioner.
- Elevated rear deck runs the full 22m expanse of the home maximising covered entertaining space as well as the beautiful views.
- 6 x 4m home office / studio with 3m veranda is adjacent to the main home

Buildings on the property include:

- 6 x 9m original machinery shed.
- 15 x 7m Colorbond shed with power, 2 x solar inverters servicing 47.5kW storage capacity further backed up with a near new automatic petrol back-up generator, system has full integration.
- 10.5 x 7m 3-bay carport for car/boat/van near to the home
- Two well maintained dog yards near the home
- 5 poly water tanks collect a total 97,500L of rainwater all linked and plumbed to the home & a selection of outdoor taps. Also have an additional 20,000L fire tank
- Sizeable dam central to the main paddock
- Mobile friendly security system with 9 cameras

Contact Andrew Crauford 0417 416 205 or any of the team at Elders Emms Mooney on 02 6331 0744 to arrange your own inspection of this fantastic opportunity.

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 13.759312 hectares
- Bedrooms: 5
- Bathrooms: 3

TITLE/POSSESSION

Rates	1036.35 per annum
--------------	-------------------

HOMESTEAD

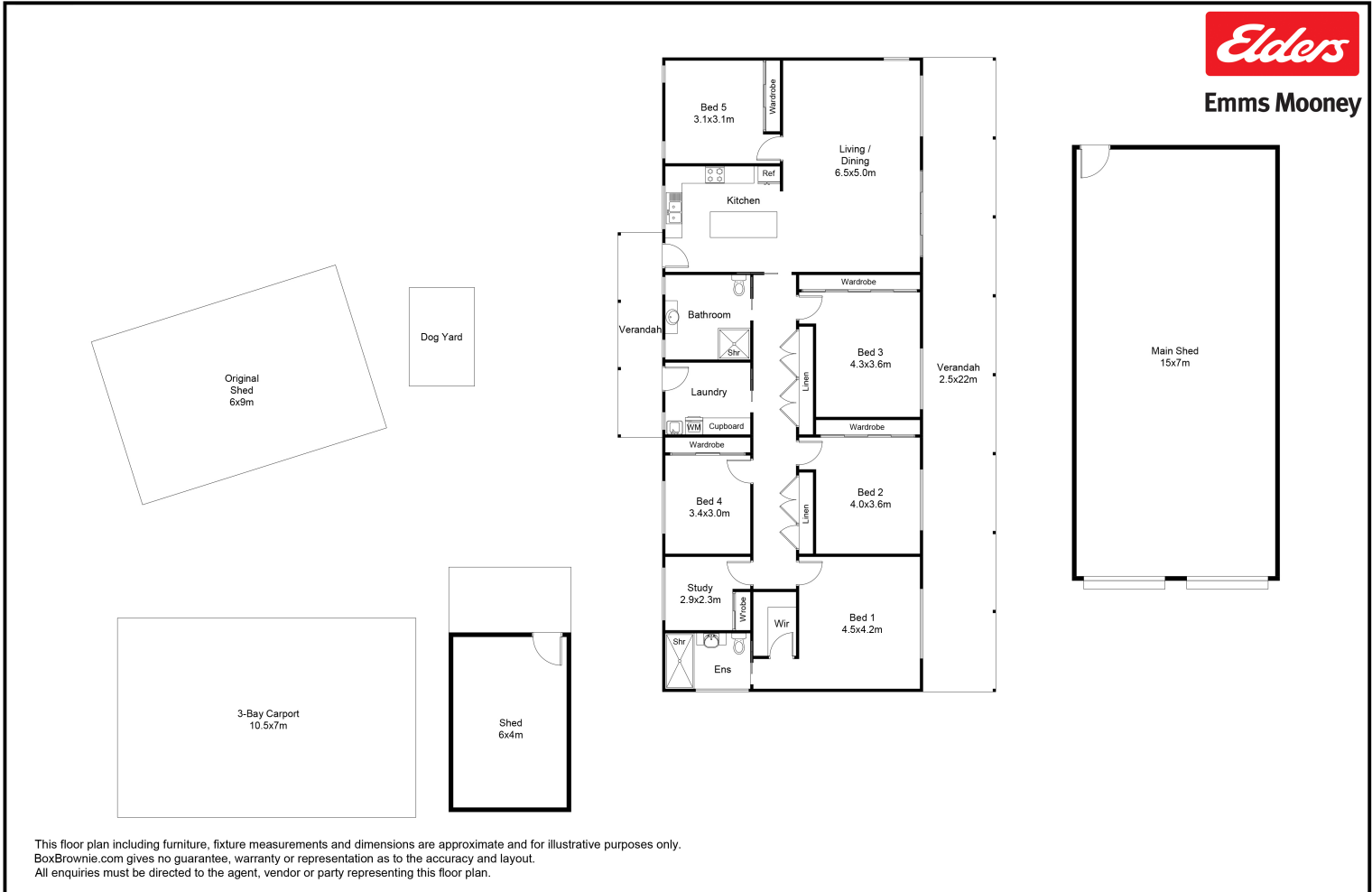
Bedrooms	5
Bathrooms	3











123 Billywillinga Road, Billywillinga