



451 Junction Road, DUCKMALOI, NSW 2787

Duckmaloi Cottage

Duckmaloi Cottage is a charming residence surrounded by peaceful farmlands, forested hills and Fish River on one side, Duckmaloi River on the other. Enjoy waking up to numerous bird calls, watching the sunset and spotting abundant birdlife, kangaroos, wombats and echidnas and the resident platypuses. Wander down to your own river front for a fish for brown and rainbow trout which is regularly stocked or have a swim or canoe in summer. This property is ideal for a holiday home or a family wanting a country location but handy (13 minutes) to town.

The property is set on 2200-metres with two thirds as fenced level lawn and the rest in natural setting leading to the river front. House is a 4-bedroom cottage in sturdy concrete block construction plus sunroom and deck. There are 3 tin sheds - a double garage, a separate workshop and a summer cabana. A well-established vegetable garden produces most of the family needs. The setting is complete with numerous flowering and fruit trees adding color in spring and autumn not to mention delicious apples and plums.

- Located in the beautiful high country of Oberon
- Magnificent surrounds of rivers, hills and farmland
- Rare easy maintenance small block set in country not far from town

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: For Sale

INTERNET ID: L24144751

SALE DETAILS

\$640,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Mary David

0429360222

- Cozy cottage with plenty of rooms, wood heater and electric space heater
- Sunroom, deck and summer cabana with Chiminea
- Safelite internet, security camera and all services
- Ready to move in with all furniture, mowers and maintenance tools available

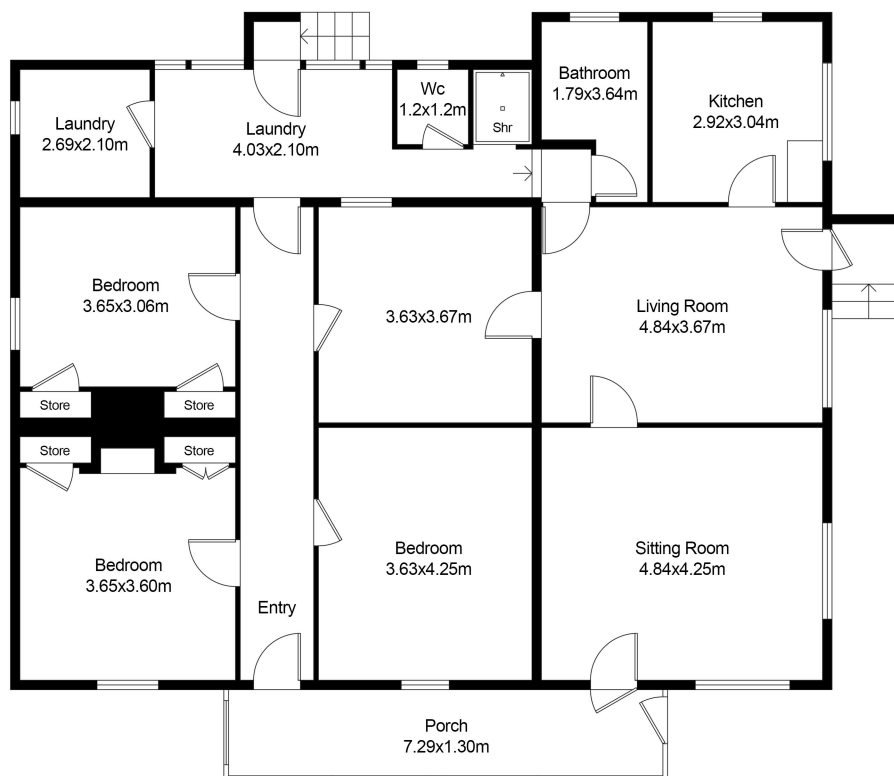
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it. Interested parties should rely on their own enquiries.

- Land Area 2,200.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Floorboards







**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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