



## 226 Gormans Hill Road, GORMANS HILL, NSW 2795

'Milvale' - Your Own Lifestyle Getaway

**11.45 hectares, 28.30 acres**

Escape to your own lifestyle getaway just 10 minutes from town conveniences, where rolling hills incorporate peaceful rural views. This remarkable 11.46-hectare (28.3-acre) lifestyle property offers the perfect blend of rural charm and accessibility, presenting an incredible opportunity for those seeking space, privacy, and potential.

- Substantial 4-bedroom homestead with 2 bathrooms in original condition, offering tremendous potential for renovation and modernisation to create your dream country residence
- 5 km from Bathurst CBD
- Original home was built in 1914 and was once part of a bigger property
- Expansive 15x8m shed plus additional shedding and improvements providing excellent storage and workshop facilities for machinery, livestock, or hobbies
- Premium water security with established bore plus natural access to Queen Charlotte's Creek ensuring reliable water supply seasonally

**TYPE:** Auction

**INTERNET ID:** L24149711

### **AUCTION DETAILS**

10:30am, Friday September 19th, 2025

### **CONTACT DETAILS**

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

**Stewart Murphy**  
0427363118

- Spectacular elevated views overlooking Bathurst and the picturesque surrounding farming landscape, offering breathtaking sunrises and sunsets
- Well-planned infrastructure with 7 separate paddocks ideal for livestock, horses, or agricultural pursuits
- Charming outdoor courtyard perfect for entertaining while soaking in the peaceful rural atmosphere
- Prime location balancing rural tranquillity with convenience - just minutes to town amenities while maintaining complete privacy

This is more than just a property - it's a lifestyle opportunity waiting for you to add your own touch. Whether you're dreaming of a rural retreat, hobby farm, or family compound, this versatile holding offers endless possibilities. With solid bones, excellent infrastructure, and that unbeatable combination of space and location, this property won't last long in today's market.

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 11.452604 hectares
- Bedrooms: 4
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2





