



836 Hazelgrove Road, HAZELGROVE, NSW 2787

Sophisticated Living with Majestic Tarana Valley Views

5.46 hectares, 13.50 acres

Perched high above the Tarana Valley, this unique property offers some of the district's most extensive and spectacular views. Set on 13.5 acres the centrepiece is a large sundrenched modern lock up and leave, off grid, solar passive 4 bedroom home. This represents an opportunity to secure a lifestyle property that offers a rare combination of privacy, convenience, dress circle views and modern living.

- Sitting on a 13.5* acre elevated block with stunning northerly views and aspect.
- Newly constructed solar passive 4 bedroom 2 bathroom home.
- Open plan living, kitchen & dining with north facing windows and sliding doors accessing the large timber deck.
- In the warmer months throw open the doors to create an ideal indoor/outdoor entertaining area. The deck provides ample space for entertaining, relaxing or just taking in the breathtaking views.
- In winter, shut the doors and let the combination of northerly winter sun and a wood

TYPE: Sold

INTERNET ID: L25114955

SALE DETAILS

\$1,100,000

CONTACT DETAILS

Elders Emms Mooney

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Bathurst, NSW

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Matthew Howle

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combustion heater keep you warm and cosy while you admire the view.

- Functional and bright kitchen features gas/electric cooking, and a dishwasher.
- Maintaining perfect flow between the kitchen and lounge is the dining area with plenty of space for sharing a meal with friends and family around a large table.
- Temperature control is a breeze as the home features the combustion wood heater, expanded foam insulation in the ceiling as well as sarking, double glazing, and ducted reverse cycle aircon throughout.
- All the bedrooms are carpeted and have built in robes.
- The master bedroom features a built in robe, a large ensuite bathroom and enjoys valley views.
- Excellent mobile coverage with line of sight to tower.
- Power is provided by a 7.5*Kw solar array, 16KwH battery storage and an 8kVA back up generator.
- Double lock up garage with internal access to the home (a bonus on those damp days).
- Excellent water provided by a 90,000 litre tank which feeds from the house roof.
- An extensive and newly established low maintenance garden surrounds and will complement the home. Plants have been selected for ease of care and suitability to the climate.
- Close to iconic tourist destinations such as Evans Crown, Jenolan Caves, Mayfield Garden and the Blue Mountains!
- Endless recreational activities in the area include bushwalking, gem fossicking, horse-riding, hunting, trail bike riding, mushroom fossicking and 4-wheel driving.
- Ideally situated close to the rural town of Oberon (12km*) with its schools, supermarkets and hospital. Only a short drive from charming villages of O'Connell and Tarana with their iconic pubs and cafes.
- Just 178*km from Sydneys CBD.

This lovely property is offered for genuine sale and represents an opportunity to live in modern comfort with commanding views over this stunning valley. All this while still being within easy reach of Sydney. Inspect today to take advantage of this opportunity to secure such a rare gem!

*approximately

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 5.463256 hectares
- Bedrooms: 4
- Bathrooms: 3



HOMESTEAD

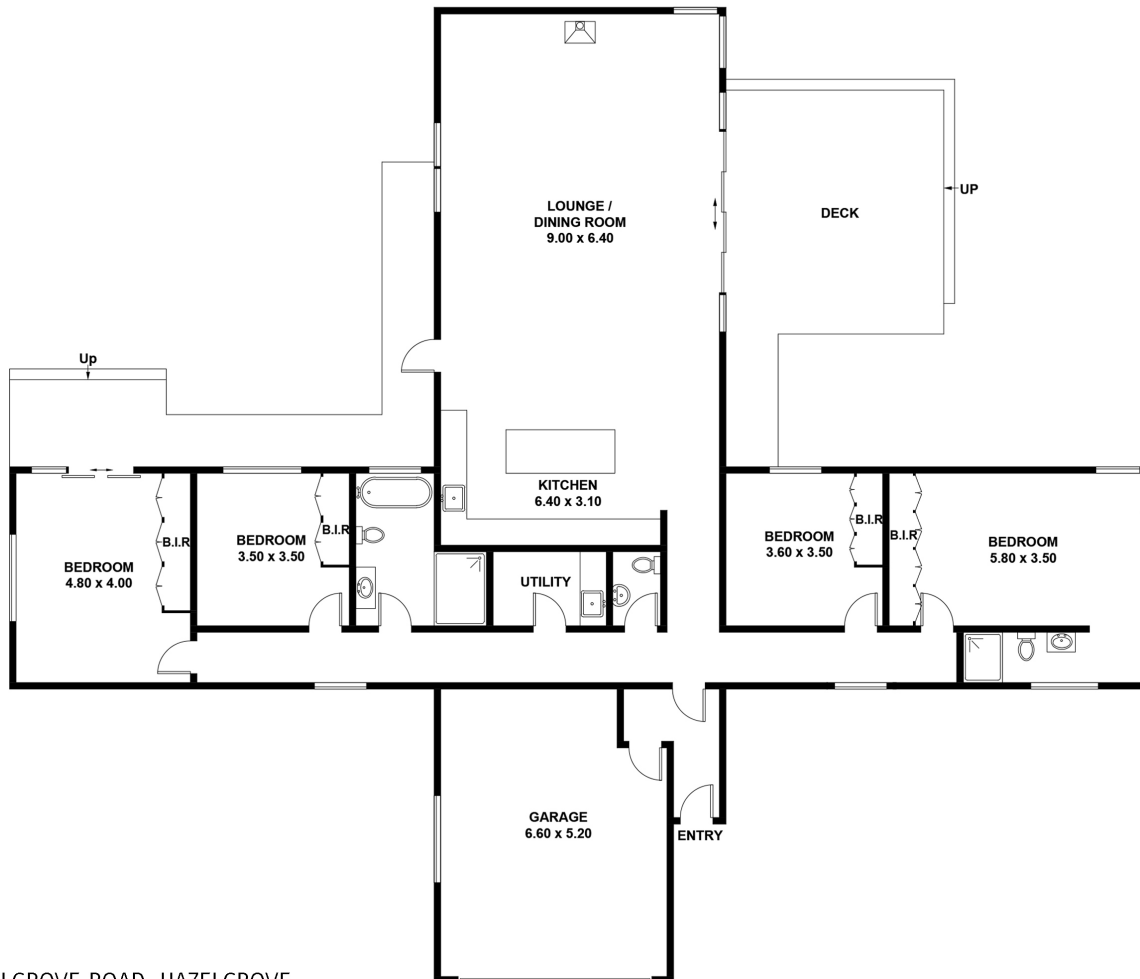
Bedrooms	4
Bathrooms	3











744 HAZELGROVE ROAD, HAZELGROVE
APPROXIMATE GROSS INTERNAL AREA = 230.8 SQ M(INCLUDING GARAGE)

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney