



## 128 Cows Flat Road, GEORGES PLAINS, NSW 2795

One of the Oldest Homes in Regional New South Wales

**6.47 hectares, 16.00 acres**

"Mildura", is one of the oldest homes in the regional New South Wales, having been built in the late 1820's by a wealthy emancipated convict, named Samuel Terry. The homestead was originally attached to a large pastoral holding purchased by Terry as part of his vast real estate empire. "Mildura" now sits on approximately 16 acres of manicured gardens, with a long sweeping driveway framed by ornamental pear trees and a terraced garden leading to the front entrance, creating an attractive and peaceful environment for those who love privacy.

Some of the many features of "Mildura" include

- Large entrance hall with a grand, high-ceilinged formal room on either side
- Six bedrooms or more if desired
- Enormous kitchen, with S/C wood heater
- Two bathrooms, three toilets

**TYPE:** For Sale

**INTERNET ID:** L35880419

**SALE DETAILS**

**\$3,745,000**

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Peter Crampton**

0409132269

- Two rooms, with external access only (ideally suited for students' study or working from home)
- Internal laundry, plus historic external laundry, made of stone
- Large stone building, with two separate rooms, with loft above, possibly built to house convicts overnight
- Cellar/boiler room, housing a wood-fired boiler, supplying hot water to the hydronic heating system
- Four bay open fronted garage or hay shed
- Historic blacksmith's shop, with old stables attached, in need of repair
- Stone, long-drop toilet with two seats for a "social" occasion
- Beautifully constructed brick-walled well, equipped with submersible electric pressure pump, supplying reliable water to the house
- Brick-lined "bee-hive" underground water tank (in need of rendering to hold water but would make an ideal wine cellar)
- Attractive and well-fenced kitchen garden and compost area
- Bitumen-sealed access off country road

"Mildura" is a rare and unique property, with its quiet, rural location close to the city of Bathurst and an easy 3 hour's drive from Sydney. The nearby village of Perthville offers a quaint country pub, service station and Public School. The renowned Vale Creek Wines is a mere 5 minutes up the road, with Rockley Pub about 15 minutes further on. Its infrastructure and location would ideally suit multiple families, short-term accommodation, entertainment venue or a variety of other commercial uses (STCA). Properties such as "Mildura" seldom come onto the market and are well-received when they do so your inspection is highly recommended.

The vendors are keen to sell and your private inspection is recommended.

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 6.47497 hectares
- Bedrooms: 6
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	6
<b>Bathrooms</b>	2











