



107 Thompsons Hill Retreat, WHITE ROCK, NSW 2795

Modern Country Living - Turn key Ready

8.09 hectares, 20.00 acres

Welcome to Misty Gums, an exceptional 20-acre property, only 10 minutes to Bathurst, that delivers luxury living in the prestigious White Rock. This impressive home combines modern comfort with country charm, offering expansive living spaces, stunning hill views, and everything you need for the perfect rural lifestyle.

- Five generous bedrooms including an oversized main bedroom with oversized walk-in wardrobe and spacious modern ensuite featuring heated towel rack
- Soaring 9-foot ceilings throughout, creating an impressive sense of space and grandeur
- Premium finishes including brand-new wool carpet and new blinds/curtains throughout, plus elegant timber plank flooring in living areas and hallway
- Gourmet kitchen with stone benchtops, 3-meter timber island bench, 6-burner Smeg gas oven, LG dishwasher, and oversized butler's pantry with space for secondary fridge/freezer

TYPE: Auction

INTERNET ID: L36020997

AUCTION DETAILS

10:30am, Friday September 19th, 2025

CONTACT DETAILS

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

Kurt Waterford
0439642390

- Climate comfort with zoned Daikin ducted heating/cooling plus slow combustion Jarrah wood heater
- Seamless indoor-outdoor living flowing from open-plan kitchen/living to covered alfresco area
- Self-sufficient infrastructure including 120,000L water tank, dual instant gas hot water systems, dual solar power systems, NBN connection, plus dam and seasonal creek/gully
- Extensive storage and workspace with 11x3m shipping container, 20x12m shed with three roller doors (one extra-high for caravan), and 240V hoist and triple carport attached to house
- Perfect for families and pets featuring secure house yard with automatic gate, dual dog runs, chicken coop, and multiple water points throughout
- Established grounds with freshly sown oats, animal water trough, and multiple taps scattered around the property

Whether you're seeking a permanent tree-change, weekend escape, or investment opportunity, Misty Gums delivers an unparalleled combination of luxury, privacy, and rural lifestyle amenities. This is more than a home - it's your gateway to the peaceful country living you've been dreaming of.

Contact Kurt Waterford on 0439 642 390 or Hugh Gooding on 0439 000 639 for more information or to arrange an inspection.

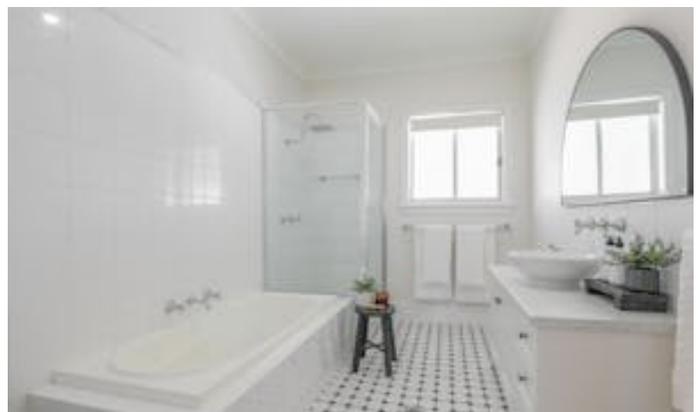
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 8.093713 hectares
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

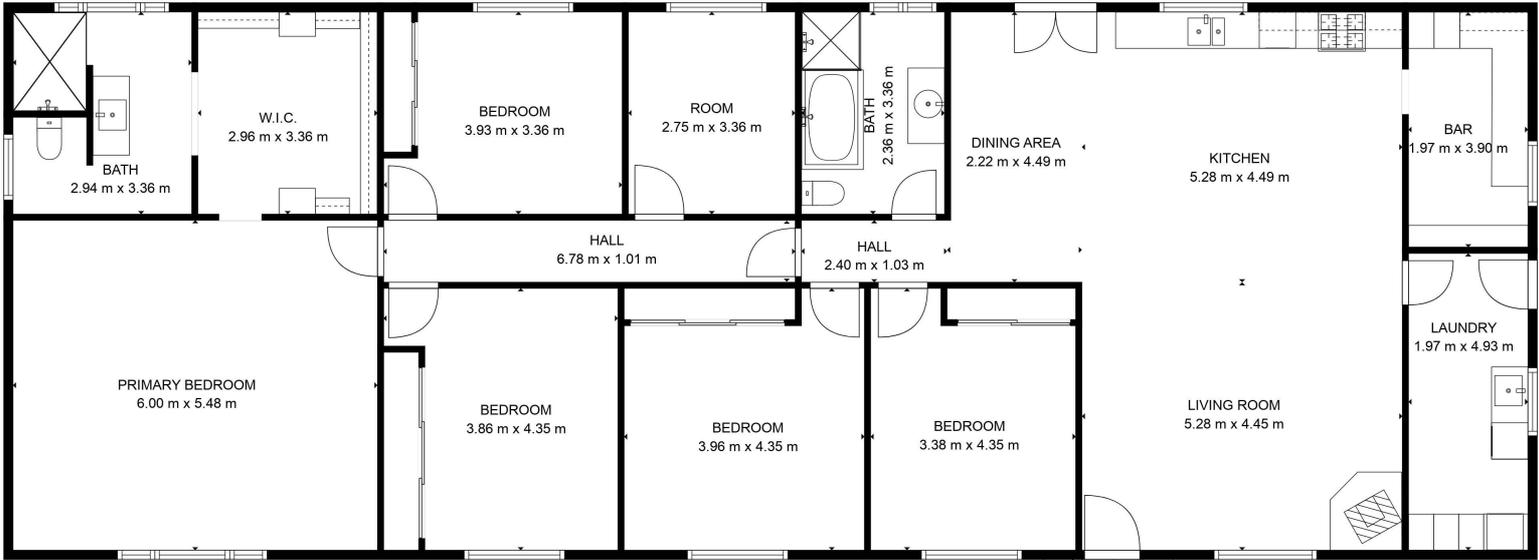
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Bathrooms	2











TOTAL: 223 m²
FLOOR 1: 223 m²
EXCLUDED AREAS: PORCH: 5 m²
WALLS: 10 m²