



265 Bloom Hill Road, O'CONNELL, NSW 2795

O'Connell Country Lifestyle on 21 Glorious Acres

Set on 21* peaceful acres in the highly desirable O'Connell village, this immaculate country retreat offers timeless charm, established gardens, and an idyllic rural lifestyle - just 20 minutes from Bathurst* and only 8* minutes to the O'Connell Pub, caf  , and local school.

As you enter the property, you're greeted by 3* acres of beautifully maintained gardens - a captivating blend of cottage and ornamental plants, flowering trees, fruit trees, conifers, and roses. Every pathway reveals something special, creating an enchanting setting that evolves beautifully with the seasons.

The country cottage-style home is rich in character, featuring beautiful pine flooring, stained timber windows, and elegant French doors that open onto a wide verandah - the perfect place to soak in the tranquil outlook over the gardens.

Every window and French door frames a picturesque view of the gardens and trees, creating a sense of peace and privacy from every room.

Offering three bedrooms (master with built-ins), the home exudes warmth and comfort from the moment you step inside. The main bathroom includes a classic clawfoot bath,

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TYPE: For Sale

INTERNET ID: L37123756

SALE DETAILS

\$1,500,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street
Bathurst, NSW
02 6331 0744

Peta Cutler
0401860497

adding to the home's charming country appeal.

Enjoy sunny mornings on the north-facing verandah, cosy winter evenings by the open fireplace in the lounge, or relax in the living room by the cast iron fireplace. Year-round comfort is assured with a split system air conditioner. The country-style kitchen is both practical and full of charm, complete with a generous walk-in pantry.

Water security is exceptional, with a spring-fed dam, bore, and three large water tanks. Outside also features a shower and toilet, ideal after time in the garden or paddocks, plus a shed with car space, ample storage, and carport. Forget buying eggs again - two established chook yards complete this delightful lifestyle property.

O'Connell is a community that people dream of being part of, and opportunities like this are truly rare - offering the ultimate country lifestyle. Don't hesitate to arrange your inspection of this picturesque and private property in such an incredible location - it's one not to be missed.

Key Features

- 21* acres
- 3* acres of established gardens
- 3 bedrooms | 1 bathroom | 2 living areas
- Beautiful pine flooring, stained timber windows & French doors
- Classic clawfoot bath, open & cast iron fireplaces
- Split-system air conditioning
- Country kitchen with generous walk-in pantry
- Water supply: spring-fed dam, bore & 3 water tanks
- Outdoor shower & toilet
- Shed with car space & carport + ample storage
- Two established chook yards

Contact Peta Cutler on 0401 860 497 or any of the team at Elders Emms Mooney, Bathurst to arrange your private inspection today!

* Approximately

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

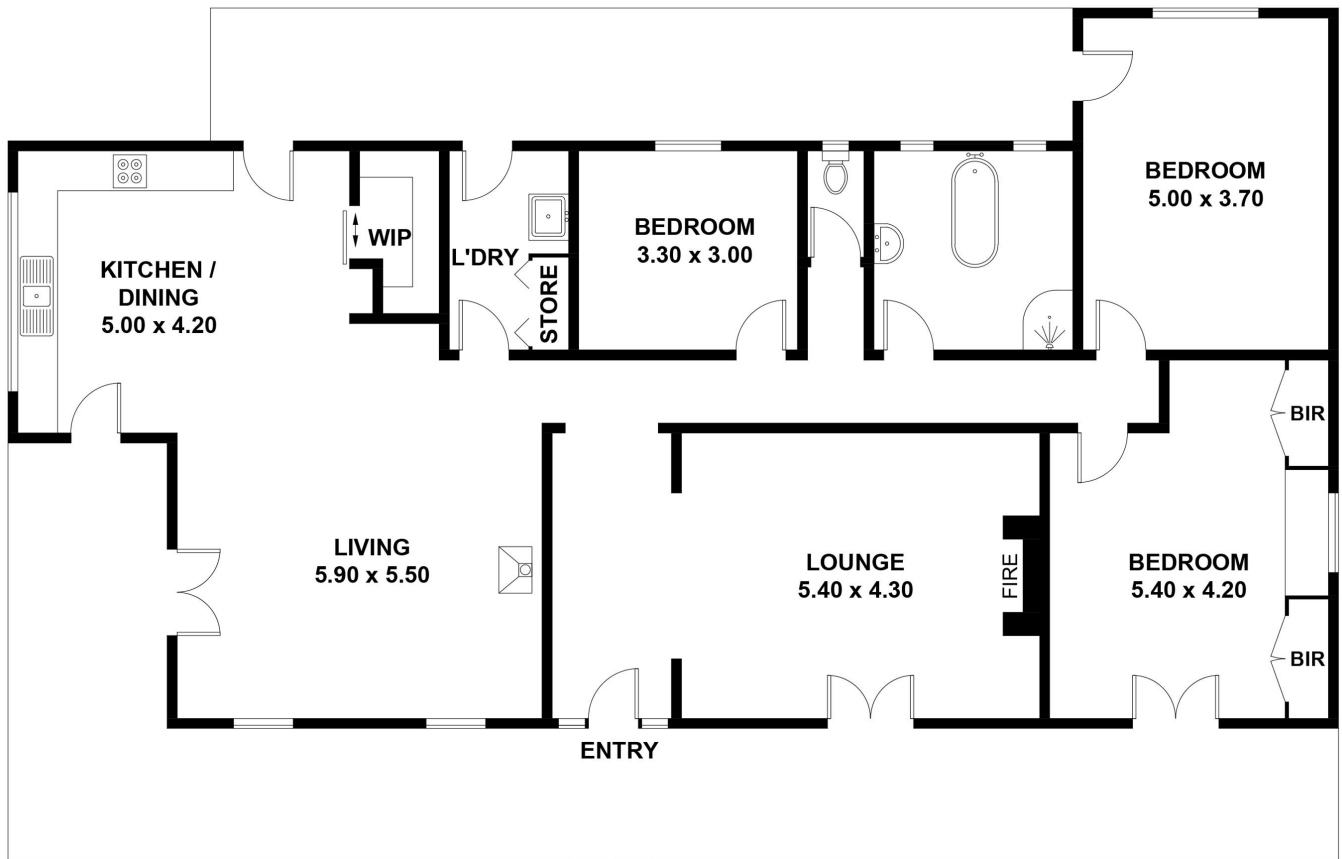
- Land Area 21 acres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards











265 BLOOM HILL RD, O'CONNELL
APPROXIMATE GROSS INTERNAL AREA = 165.9 SQ M

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.