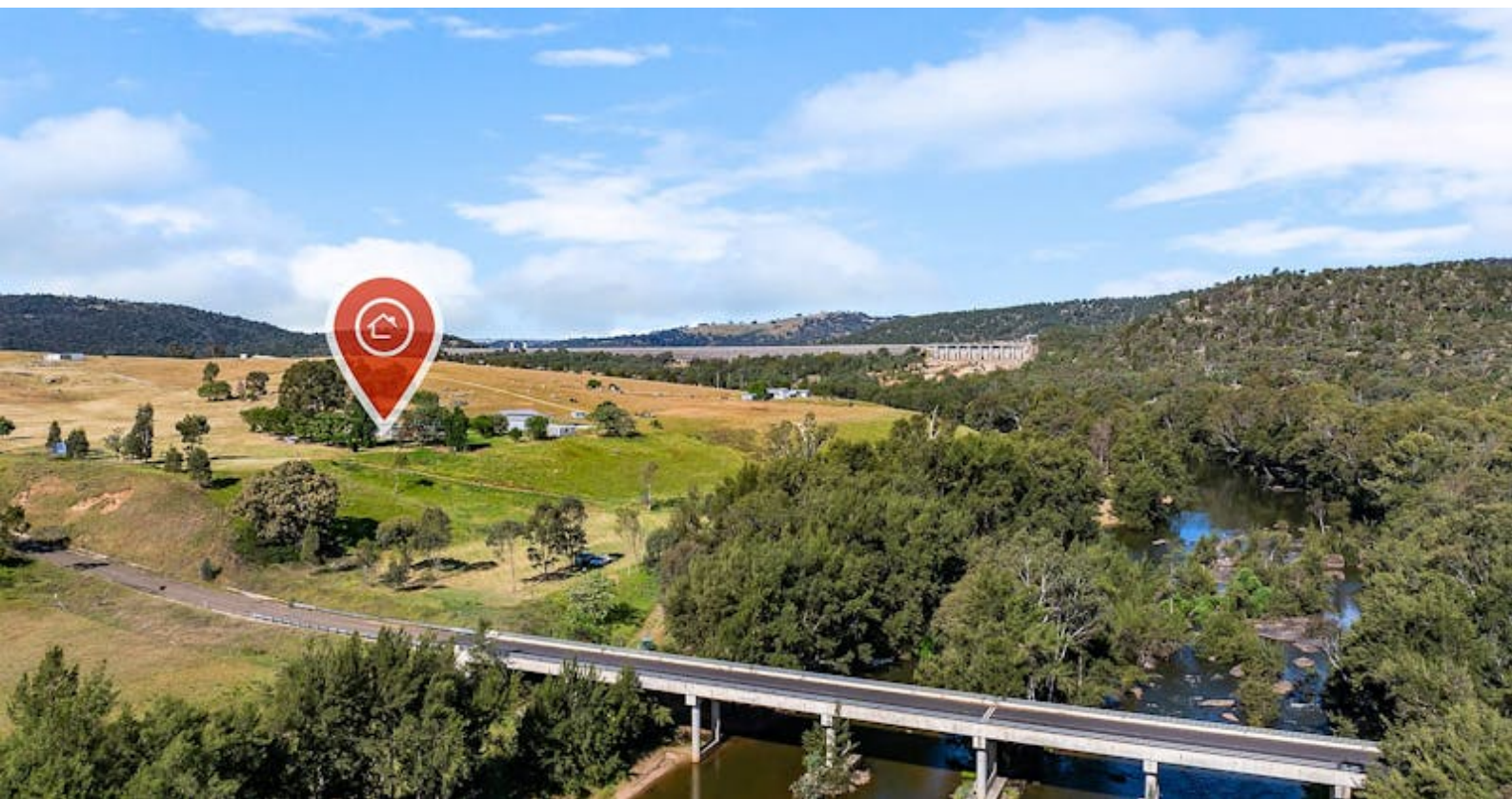




'Winchelsea' 134 Flannerys Road, WYANGALA, NSW 2808

'Winchelsea' - Riverfront Living with a Holiday Feel

4.20 hectares, 10.38 acres

If life by the water sounds like your kind of escape, "Winchelsea" might just be it.

Set on 4.2 hectares with direct Lachlan River frontage, this one-of-a-kind property offers space to spread out, unwind, and enjoy everything the Wyangala region has to offer.

Just five minutes to the Wyangala Waters boat ramp and two minutes from the local country club and golf course, it's the kind of place where weekends can start with a sunrise fish or water ski and end with a barefoot BBQ by the river. Whether you're launching the boat, casting a line, or simply soaking up the peace and quiet, this is a lifestyle built around leisure.

The homestead has been tastefully updated, with fresh bathrooms and thoughtful touches that keep things comfortable without losing the property's laid-back charm. With nearly a century of history behind it, "Winchelsea" offers that hard-to-find mix of character and comfort in a truly special location.

TYPE: For Sale

INTERNET ID: L37810311

SALE DETAILS

\$740,000 - \$780,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Scott Catlin

0403968384

Why you'll love it:

- Lachlan River frontage - perfect for boating, kayaking, or riverside relaxation
- 4.2 hectares - plenty of space to enjoy, explore, or simply kick back
- Updated homestead - with freshly renovated bathrooms and a warm, welcoming feel
- Minutes to the boat ramp - ideal for water lovers and weekenders
- Close to Wyangala Country Club - golf, meals and local community all nearby
- Rich in history, light on maintenance, and big on lifestyle

Whether you're looking for a permanent home, a holiday base, or a long-term family getaway, "Winchelsea" ticks the boxes.

Properties like this don't come up often - and when they do, they don't last long.

For more information or to arrange your inspection contact listing agents Scott Catlin 0403 968 384 or Adam Gambrill 0417 533 453.

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 4.2 hectares
- Bedrooms: 3
- Bathrooms: 2

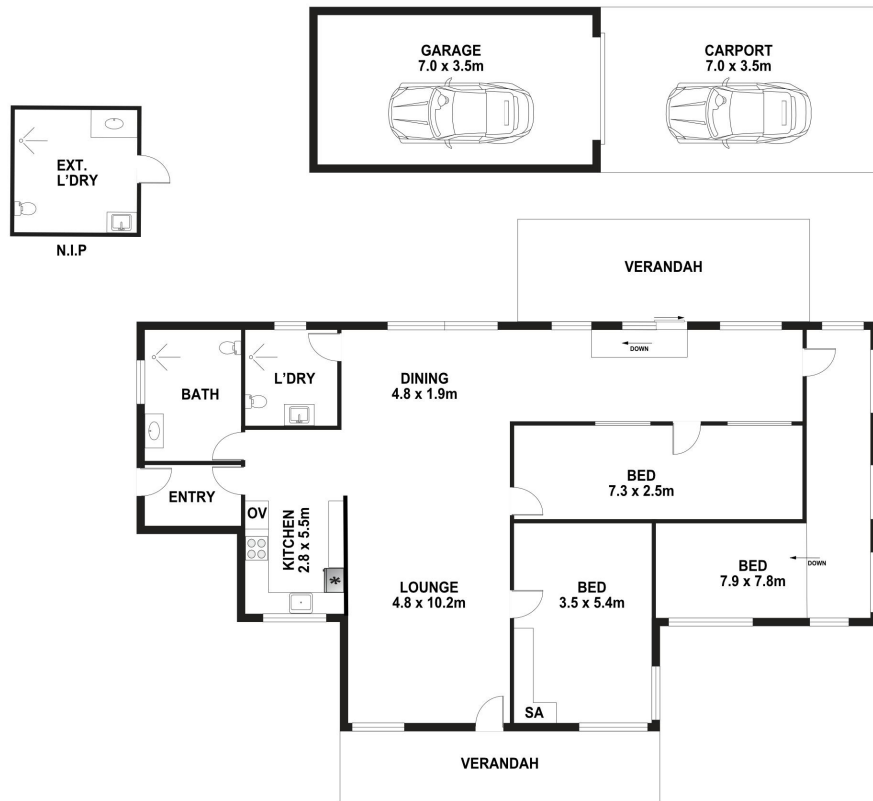


HOMESTEAD

Bedrooms	3
Bathrooms	2







134 FLANNERY'S ROAD, WYANGALA NSW 2808

DISCLAIMER
 PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.