



1456 Hobbys Yards Road, HOBIBYS YARDS, NSW 2795

Perfect opportunity to purchase a small productive farm

12.95 hectares, 32.00 acres

A well-located, 32 acres (12.95 hectares) block, with a 4 bedroom house, about 25 minutes south of the Central West town of Blayney and 40 minutes from Bathurst. The productive soils are heavy basalt types, with improved pastures and approximately 95% of the land is arable.

Some of the many features include:

- Four (4) bedroom house
- Large living room, with slow combustion wood heater
- Four bay lock-up shed, with power, concrete floor and single carport, with high roof
- Sundry old sheds (with character)
- Freshly renovated bathroom
- 20 foot container, with shelving

TYPE: For Sale

INTERNET ID: L38837624

SALE DETAILS

\$925,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Peter Crampton

0409132269

- New 125,000 litre (approximately) Zincalume water tank (equipped with pump)
- Excellent water from spring fed dam and equipped bore
- Attractive garden, set in large house yard. with mature trees and hedges.
- Several paddocks, with stock-proof fencing, with excellent, well-fertilised pastures and troughing system
- Fowl house and pen
- Horse round yards, with portable panels that could convert to cattle yards
- Small set of sheep yards
- Very old shearing shed that needs work but has power connected and
- Solar system, with 18 panels

This property offers an astute buyer the opportunity to purchase a small productive farm, within easy travelling distance of Blayney, Bathurst and Orange. The spacious house would benefit from a lick of paint and new floor coverings but offers plenty of accommodation, with a modern bathroom and sits nicely on the block. The property is being offered for Private Treaty, with an attractive price of \$925,000 . The owners are keen to sell and your inspection, by appointment only, is highly recommended.

Please call Peter Crampton on 0409 132 269 to book 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 12.949941 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

Bedrooms	4
Bathrooms	1





