



## 1540 Chichester Dam Road, Bandon Grove via, DUNGOG, NSW 2420

Tranquil escape close to Town !

Set in the picturesque and peaceful suburb of Bandon Grove, this charming country-style family home sits proudly on just under an acre (3610 sq m) block offering space, comfort, and panoramic views that will take your breath away.

This spacious two-storey home blends rustic charm with modern conveniences, making it perfect for growing families or those seeking a serene tree change.

- 4 Bedrooms - Three located upstairs, with one conveniently downstairs
- 2 Bathrooms - Main bathroom features a 3-way design with separate toilet, shower & bath + additional downstairs bathroom with toilet and shower
- Warm & Welcoming Living Spaces - Timber floors, combustion stove, and 900mm electric oven with gas cooktop in the country kitchen that overlooks the open-plan living area
- Wide Verandah - Soak in the stunning views from your own private sanctuary - front & back

**TYPE:** For Sale

**INTERNET ID:** L39739194

**SALE DETAILS**

**\$1,075,000**

**CONTACT DETAILS**

**Elders Real Estate  
Dungog**  
3/140 Dowling Street  
Dungog, NSW  
02 4992 1208

**Sally Koppers**  
0438899703

- Functional Layout - Includes a sunroom, laundry, and a dedicated craft/sewing room - all downstairs - doors open to backyard
- Extra Lounge Upstairs - Complete with cozy fireplace and air conditioning
- Single Garage - Secure car accommodation
- Water-Smart Living - Multiple rainwater tanks, 5kW solar power, solar hot water with electric backup, and a septic system
- Established garden with citrus trees
- Garden Shed
- Has been in the family over 40 years

This property is ideal for those who value tranquility, space, and sustainable living - all just a short drive from the heart of Dungog.

Private Inspections only - to be organised with agent

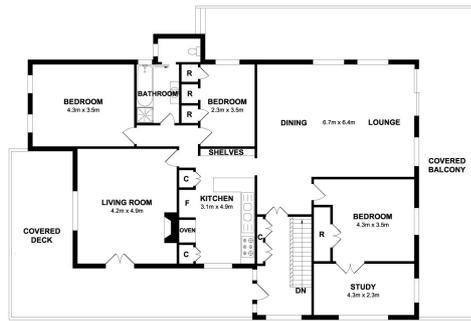
Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 3,610.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Floorboards

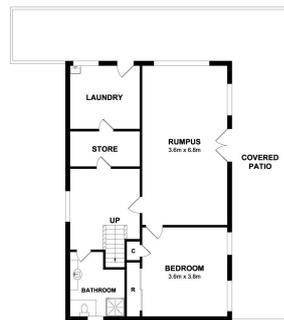




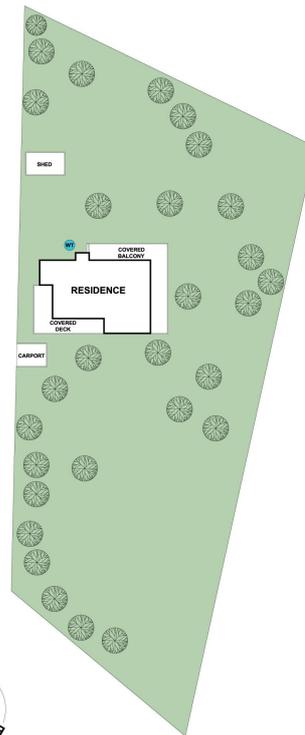




FIRST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

1540 Chichester Dam Road, Bandon Grove  
Total Approx Floor Area 215.53 sq.m