



## 241 Hartwood Avenue, ROBIN HILL, NSW 2795

### Resort Living, Family Home and Views

Set on an exclusive blue chip address just five minutes from the Bathurst CBD and only 2.5 hours from Sydney, this magnificent rendered brick home on 2.7 acres is the ultimate package for families seeking space, luxury and lifestyle, with the added bonus of two separate income-producing opportunities. Perched with breathtaking, uninterrupted views towards the Blue Mountains, this is a home where every morning feels like an escape and every evening is framed by a view that never gets old. Whether you are looking for a forever family home, a savvy investment or a combination of both, 241 Hartwood Avenue delivers on every level with resort-style outdoor living, exceptional entertaining and a quality of finish that must be seen to be believed.

#### Property Highlights:

- 2.7 acres of private, landscaped grounds in one of Bathurst's most sought-after addresses
- Breathtaking, uninterrupted views towards the Blue Mountains from multiple living areas, the main bedroom and the wraparound verandah
- Resort-style mineral salt pool with glass fencing, swim spa, modern composite timber deck and shade cloth, all set against a backdrop of rolling countryside and mountain vistas

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** L40971502

#### **AUCTION DETAILS**

10:30am, Friday June 26th, 2026

#### **CONTACT DETAILS**

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

**Kurt Waterford**  
0439642390

- Energy efficient heat pumps, 24kw for the pool & 7kw for the Spa
- Spectacular alfresco entertaining area overlooking the pool and views, complete with power, ceiling lighting, perfect for year-round entertaining
- Wraparound verandah connecting indoor and outdoor living seamlessly
- 23kW solar system for exceptional energy efficiency
- Enormous additional shedding including a 6m x 12m four-bay area with concrete slab and double roller doors
- Dual side access to the rear yard
- Town water

#### Main Residence:

- Gourmet kitchen featuring stone benchtops, tile electric induction cooking, Smeg rangehood, dishwasher, breakfast bar, double fridge recess, double wall oven and a walk-in pantry
- Incredible views from the lounge, kitchen and dining areas
- Formal lounge and dining with study nook, sliding barn doors and featuring an imitation Scandinavian gas fire and split system air-conditioning
- Main lounge with slow combustion wood fire & ducting from wood fire
- Main bedroom with his and hers walk-in wardrobe, full ensuite and sliding door to the verandah with stunning mountain views + spa bath
- Four additional bedrooms, including a room with ensuite and built-in wardrobe, and three further bedrooms each with walk-in wardrobes
- All bathrooms feature floor-to-ceiling tiling
- Main bathroom with bath and floor-to-ceiling tiling
- Spacious laundry with additional bathroom
- Hallway linen cupboard
- Double garage with internal access
- Downstairs rumpus room with sink, one bedroom, large living area and dining, accessible internally from the main residence. With access under the remainder of the house there is an option to increase the living space size with another additional family living, a games room or home office.

#### Granny Flat:

- Separate self-contained two-bedroom granny flat with single carport
- Currently tenanted at \$300 per week on a non-fixed lease, providing immediate rental income from day one

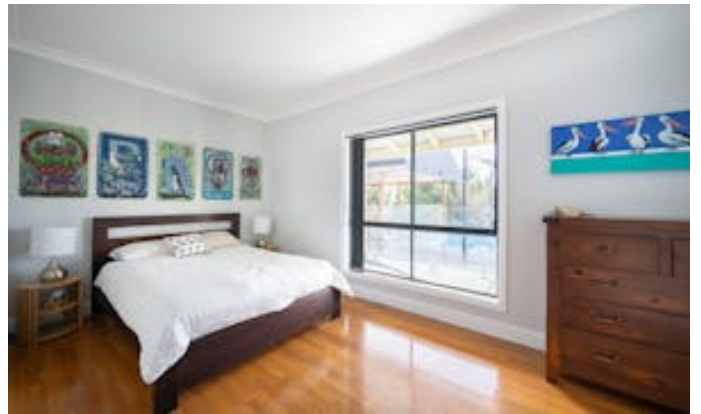
Imagine waking up each morning to mountain views, watching the kids splash in the pool, entertaining family and friends under the stars on your private alfresco, and knowing your property is working just as hard as you are. This is not just a home. This is a lifestyle. Opportunities like 241 Hartwood Avenue are rare, and properties of this calibre, scale and versatility seldom stay on the market for long. Contact Kurt Waterford or Stewart Murphy today to arrange your private inspection.

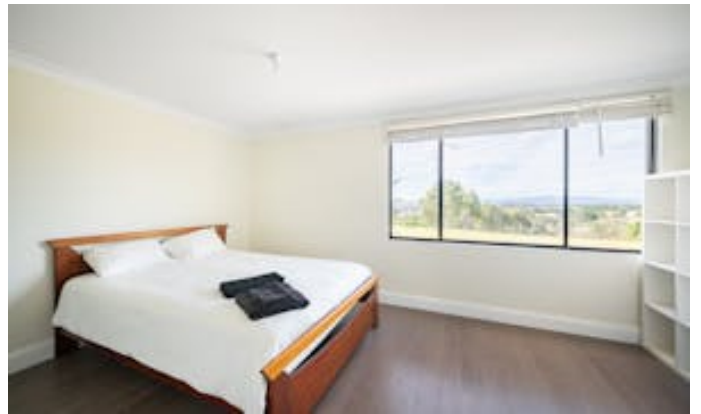
Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

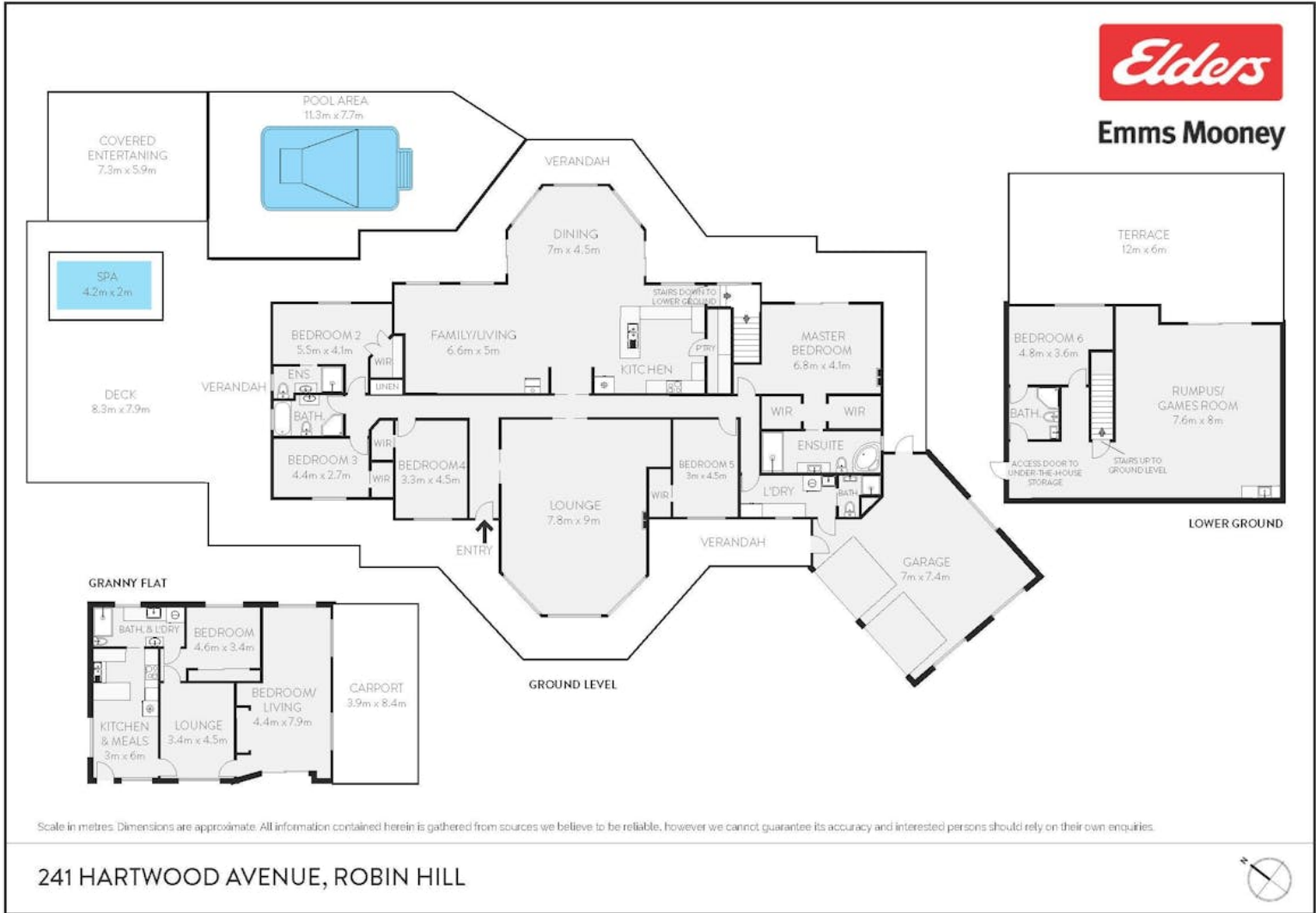
- Land Area 2.7 acres
- Bedrooms: 6
- Bathrooms: 5
- 4 car garage
- Floorboards











Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

241 HARTWOOD AVENUE, ROBIN HILL

