



## 93 Forest Reefs Road, MILLTHORPE, NSW 2798

### The Complete Millthorpe Lifestyle

Positioned on approximately one acre of established grounds just minutes from the heart of Millthorpe, this solid brick veneer home offers an enviable blend of space, versatility, and village lifestyle. With multiple living areas, a substantial shedding setup, and grounds that have been thoughtfully landscaped for the whole family to enjoy, this is a property that works as hard as it relaxes, perfectly suited to families, hobby farmers, or those seeking a genuine Central West escape.

- Three bedrooms, main with walk-in robe, second with BIR and third bedroom without
- Multiple living areas including dining & lounge room off the kitchen
- Updated kitchen with gas cooktop and dishwasher, adjacent dining room
- Newly renovated bathroom, plus second shower and toilet in laundry
- Year round comfort with ducted electric heating & cooling, complemented by a cosy slow combustion wood fire and additional gas heater in the lounge room
- Covered entertaining area overlooking beautifully landscaped gardens
- Stunning established trees providing character, shade, and privacy

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:** For Sale

**INTERNET ID:** L41066573

#### SALE DETAILS

**Price Guide:** \$950,000 - \$980,000

#### CONTACT DETAILS

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

**Kurt Waterford**  
0439642390

- Inground trampoline and kids play equipment, the backyard kids dream of
- Freshly renovated and landscaped front patio
- Single garage plus studio/WFH Office
- Impressive 20m x 9m shed on cement slab with power and rear yard access, ideal for tradies or serious storage
- Dog kennel with enclosed breeding area
- Garden shed
- Town water and natural gas connected + additional rainwater tank off the shed
- Walk to village shops

Millthorpe itself is one of Central West NSW's most treasured addresses, a National Trust-classified heritage village where bluestone-lined streets, award-winning restaurants, cellar doors, and boutique shops sit alongside a warm and active community. Just 20 minutes from Orange and 30 minutes from Bathurst, with a direct train link to Sydney, it attracts those who want the best of rural living without sacrificing the finer things. Properties of this size and versatility, this close to the village, are a rare find.

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 4,047.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards







