

**11 Rodd Street, Carcoar, NSW 2791**

**Sold House**

Thursday, 22 February 2024

11 Rodd Street, Carcoar, NSW 2791

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2043 m2**

**Type: House**



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**\$705,000**

Presenting this stunning homestead situated in the heritage listed town of Carcoar. This is a well-appointed, comfortable home with beautifully established grounds. Boasting five good sized bedrooms, it is the perfect sanctuary to escape the hustle and bustle and enjoy the moment. Whilst you will feel miles away, you have the convenience of local coffee shops, bars and facilities all at your fingertips. The picture-perfect village of Carcoar is nestled in a sheltered valley beside the meandering Belubula River. A real historic gem, it is the third-oldest settlement west of the Blue Mountains. With a magnificent backdrop of rolling green hills, it is easy to see why the area attracted early settlers. Classified by the National Trust for its large number of preserved 19th century buildings, Carcoar is known as 'the unofficial museum capital of Australia' with five museums in the small village that help bring the stories of early settlement to life. Carcoar streets and buildings have also been a popular backdrop for movies. This quality home offers relaxed country village living just 3-hours from Sydney and 40-minutes from Bathurst, Orange and Cowra. Further premium features include:- Private master suite with walk-in robe and ensuite- Four additional bedrooms, three with built-in robes- Attractive modern vinyl flooring- Reverse cycle heating and cooling throughout- Large rumpus room- Spacious dining and family room, perfect for entertaining- Beautifully designed main bathroom with feature tiles and free-standing soaking tub- Elegant kitchen with stainless-steel appliances, stone benchtops, gas cooking, electric oven and walk-in pantry- Large wrap around verandas that are bathed in afternoon sun and alfresco living- Stunning picture windows allowing abundant natural light, with spectacular sunrises and sunsets a daily highlight- Established easy care gardens with mature trees, fruit trees, gorgeous flowering plants, privacy hedges, chook house, well-manicured lawns and attractive brick block garden walls and features- 10.53klw solar panels- Huge separate two car lock-up garage and workshop- Picturesque rural views overlooking Stoke Hill and all the way down into Carcoar Village- Abundant water supply with both town water and a 22,500L water tank available- Set on a generous elevated 2043sqm block- Completed southern access route to Cadia Hill Gold Mine. In 2022, Carcoar was awarded the Top Tourism Town Award for towns with a population of less than 1,500. Carcoar attracts many visitors for family reunions, weddings, Australia Day Fair, Bathurst Car Races and Carcoar Cup. Accommodation in the village is minimal, which presents a great investment opportunity, with this property lending itself to endless possibilities. If you're looking to escape the hustle and bustle of city life, then the quiet country town of Carcoar could be for you. Call today to arrange your inspections or to obtain further information of this magnificent property. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.