

**110 Hollis Lane, Perthville, NSW 2795**



**Lifestyle For Sale**

Thursday, 16 November 2023

110 Hollis Lane, Perthville, NSW 2795

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 11 m2**

**Type: Lifestyle**



Sam Darcy  
0401612996



Matthew Howle  
0447081034

## **Auction - Friday 15th December from 10:30am**

A rare opportunity to secure a charming lifestyle property with stunning views of the Bathurst ranges just minutes from the much sought-after rural village of Perthville and a short drive from all the conveniences of Bathurst • 11.5Ha\* 28.4 acres\* of undulating country split into four paddocks perfect for horses, livestock or just enjoy the space and privacy • Water is a feature! Excellent bore which pumps to a header tank and feeds the paddocks for livestock purposes and garden • Spacious three-bedroom, two bathroom brick home. Main bedroom boasts a walk-in robe and an ensuite bathroom. • Large walk through kitchen, with gas top and electric oven • This north facing home captures the winter sun and enjoys stunning valley views onto Bathurst and ranges beyond. • Established low maintenance cool climate garden with watering system • Two large newly built dams nestled in a natural tree lined gully • Say goodbye to electricity bill shock! This property features a 4 kilowatt back to grid solar electricity system. • Generous 100,000\* litre tank capacity provides ample water to the home • Machinery shed, lighting, power and a concrete floor. • Additional drive through shed with horse stables with concrete floor and power connected • Ideally located an easy 13\*km drive from the regional centre of Bathurst, 4.1\*km from Perthville and only 186\*km from the Sydney CBD • Just 4.1\*km from the charming village of Perthville with its iconic hotel, and primary school. All the hard work has been done! This stunning property represents a rare opportunity to move in and enjoy a private, self-sufficient holding on the outskirts of Bathurst. Contact agents for further information or to arrange an inspection. Auction on the 15th of December 2023, 10:30 am - 152 William Street, Bathurst NSW 2795 Agents: Sam D'Arcy 0401 612 996 Matt Howle 0447 081 034 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.