

1406 Sunny Corner Road, Meadow Flat, NSW 2795



Lifestyle For Sale

Wednesday, 10 January 2024

1406 Sunny Corner Road, Meadow Flat, NSW 2795

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 3 m2

Type: Lifestyle



Greg Ryan
0427070225



Andrew Toole

Vendors Motivated \$

Offered for sale by online auction through Openn NegotiationThe auction has started and the property could sell todayContact the sales agent immediately to become qualified and avoid disappointment•“Bundaberg” is *3.7Ha or *9.1 Ac, ideally located in the highly desirable area of Meadow Flat, just *5 mins from the Great Western Highway, *30min to Bathurst, *25min to Lithgow and *1h40m to Penrith•This 5 bedroom homestead is beautifully presented in established manicured tableland gardens•Designed for modern and comfortable living, there are two separate living rooms conveniently located either side of the kitchen to facilitate easy access and flow between the different spaces and is convenient for socializing or entertaining while preparing meals.Both areas have wood heaters, timber floors, one with a reverse cycle split system and access to the outdoor alfresco dining area•A sleek, modern well-equipped kitchen with desirable features including stone benchtops, stainless steel appliances, corner pantry and ample storage•The master bedroom, bathed in gentle light, welcomes you with its built-in robes and a generously sized ensuite. The remaining four bedrooms are cared for by the main bathroom, creating a comforting and inviting space for everyone.•Nestled within the established manicured tablelands garden, a haven of tranquility unfolds, embraced by a gentle warmth that emanates from the carefully tended surroundings. At the heart of this natural symphony lies a large pond, graced with lilies and the playful presence of colourful fish, creating serenity and peace.Improvements•*12m x 13m shed, large workshop and storage area with concrete floor and power, 3 bays lock up garage•Fully equipped bore reticulated to garden system and pond•*25,000Gal freshwater storage•Steel cattle yards and day boxes•Fully fenced into two paddocks with quality pastures•Elevation *1123m (in the snow line), *923mm annual rainfall•Lithgow council rates Yr23/24 *\$1484.98•The vendors have consistently run 5-7 cattle on the property year in - year outCall me without delay to book your inspection of the outstanding property.*ApproximatelyDisclaimer: Property information provided by the vendor is not verified for accuracy. We make no representations regarding its reliability and bear no responsibility for its precision. Interested parties are advised to conduct their own inquiries and seek legal advice for the accuracy of the sales contract.