

# 2 Sandy Rise, Little Hartley, NSW 2790



## Acreege For Sale

Wednesday, 27 March 2024

2 Sandy Rise, Little Hartley, NSW 2790

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: Acreege



Matt Grima  
0400875429



Paris Bennett  
0412184977

**\$1,200,000 - \$1,300,000**

Introducing a picturesque country-style home in Little Hartley that offers breathtaking valley views and sits on a generous 2.5-acre parcel of land. This stunning residence is perfect for those seeking a peaceful rural lifestyle, with plenty of space for a couple of ponies and incredible 360-degree mountain views. The house itself is a steel frame 3 bedroom home, expertly built by local builders and completed in 2023. It boasts tall ceilings measuring 2.7 metres, creating a sense of space and airiness throughout. Enjoy the luxury of underfloor heating in both bathrooms, along with a heated towel rack in the ensuite. The house features easy maintenance luxury vinyl flooring and a walk-in pantry for added convenience. Each bedroom is equipped with large built-in wardrobes, and a charming "barn-door" adds a touch of rustic elegance to the hallway. Stay cozy during the cooler months with the Australian-made Nettle wood heater, while the large capacity split system reverse cycle air-conditioning ensures comfort in the main living room and extends its reach to the entire house. Ceiling fans in the bedrooms provide additional cooling options. The property also includes a fenced house yard, providing a safe and secure space for outdoor activities, and a separate fenced paddock for your ponies to roam. For those in need of extra storage or workspace, a 10.5x7.5m 3-bay shed with power is available. The shed features over-height roller doors, allowing easy access for a horse float, caravan, truck, or any other large vehicles you may have. Water supply is not an issue, as the property boasts two 50,000 litre water tanks, providing a total capacity of 100,000 litres. Experience the serenity and beauty of country living in Little Hartley with this exceptional property. \* Neutral colour scheme throughout the home\* Kitchen with timber bench tops and quality appliances\* Modern bathrooms with feature black tapware\* Verandah surrounds the entire home\* Valley and mountain views from every window\* A short distance from Lithgow town centre \* Many buses to nearby schools in Lithgow and the Blue Mountains