

# 239 Carbine Road, Forest Reefs, NSW, 2798

**B&L** BOWYER  
& LIVERMORE

## Sold Rural

Friday, 12 May 2023

239 Carbine Road, Forest Reefs, NSW, 2798

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Rural**



Tom Campbell

## Little Piece of Forest Reefs Paradise

- ☒“Pennyweight Downs” is a delightful rural lifestyle property situated on 3.4\* hectares, or 8.4\* acres, located south of Orange and is a must view for the garden enthusiast.
  - ☒Features of the property are a comfortable 4 bedroom, 2 bathroom brick veneer home built in 2005, excellent shedding and water, picturesque views, and the amazing recently established garden.
  - ☒All bedrooms are generously proportioned and have built-in robes, the extra large master bedroom has a renovated ensuite, and the modern family bathroom has separate bath, shower, and toilet.
  - ☒The spacious open plan kitchen, dining, and living area has a slow combustion wood heater, ceiling fans, ducted reverse cycle air conditioning and the renovated modern kitchen features electric stove, dishwasher, walk-in pantry, and plenty of storage.
  - ☒Other features of the home include a second lounge room, a large home office, 3-phase power connection, linen cupboard, and a double garage with remote access.
  - ☒Outside the features keep coming with a 7.5\* kVA solar system (with new inverter) on the tile roof, a huge outdoor entertaining area with shade sail, satellite NBN, 120000\* litre rainwater tank, and a stock and domestic bore (20,000\* potable gallons per hour)
  - ☒The spectacular garden has previously hosted weddings and been featured in the renowned Millthorpe Garden Ramble and has an array of influences including a birch grove, daffodil meadow, cherry walk, conifer garden, and stunning roses beds.
  - ☒Adjoining the garden is a 4 bay Colorbond shed which houses office space, a double lock-up garage / workshop with electricity and a carport. There is also a storage shipping container, three shade houses, 2300\* gallon rainwater tank, and an underground watering system.
  - ☒Set in a private location on a quiet country road 4km\* from Forest Reefs, 14km\* minutes from Millthorpe, 26km\* from Orange, and 253km\* from Sydney.
  - ☒“Pennyweight Downs” is a hidden treasure which could be equally suited to a large family, active retirees, or someone seeking a potential commercial return from their own little piece of gardening paradise.
- \*approx.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.