

**258 Berrilee Road, Canobolas, NSW 2800**



**Lifestyle For Sale**

Wednesday, 1 May 2024

258 Berrilee Road, Canobolas, NSW 2800

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: Lifestyle**



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## **Auction - Fri, 7th June @ 11am**

Located 10mins\* to Orange / 20 Mins to Millthorpe & 3.5hrs\* to Sydney. Size : 2.09 Ha / 5.16 Acres

**KEY PROPERTY FEATURES**

- 4 large bedroom Timbercrete homestead, plus a study/home office area, main with walk in robe and ensuite, others with built ins
- Open plan kitchen recently renovated, with stainless steel appliances including electric gas cooktop, oven and dishwasher plus pantry
- Ducted heating and air con throughout the home plus fireplace
- The house has had new carpet laid to bedrooms and office, slate tiling throughout other living areas, and is also freshly painted with shutter blinds
- Modern family bathroom with separate toilet
- Large open entertaining area
- 5 K/W Solar panels and NBN

• 5.16 Acres put into 2 paddocks, with natural pastures + large spring fed dam and wildlife corridors around boundary.

Immaculate established gardens with Orchard included - Hazelnuts, Kiwi fruit, Nectarines, Apples, Apricots, Plums, Cherries, Lemons, Olives, Grapes and Pears.

- 100,000L Cement water tank
- 6mx9m shed with concrete floor and power
- 2 car carport with covered access
- Chicken coups and dog kennels

• The site through its centre is vegetated by introduced grasses and is consistent with grazing lands. The northern and eastern border of the site is a regenerated zone for Fauna conservation and is exclusively native Flora vegetation

- Property has been successfully used as an Air BnB
- Sealed road access with beautifully presented driveway

"Opal View" superbly showcases the nature of a picturesque lifestyle property in a scenic and secluded landscape with an expansive family home, perfect for those who appreciate rural living all within minutes of Orange.

**FOR AUCTION** Venue : Dundry League Golf Club, Orange  
Date: June 7th 2024 @ 11:00am

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