

2700c Bells Line Of Road, Bilpin, NSW 2758



House For Sale

Thursday, 21 March 2024

2700c Bells Line Of Road, Bilpin, NSW 2758

Bedrooms: 2

Bathrooms: 1

Area: 9712 m2

Type: House



Nicole Cooney
0245731000

Just Listed

Down a private roadway sits the perfect opportunity for those who have always dreamed of building but have been deterred by the paperwork and procedures associated with it. This is your opportunity to bring the dream to life and utilise already existing and well-kept "bones" to create your idyllic mountain retreat in Bilpin. Set on approximately one hectare (2.4 acres), the two bedroom cottage is constructed in 'hardiplank' and has a solid NuSteel frame on a waffle pod slab (which is also peered to bedrock). Features include:

- Gyprock internal walls and tiled internal floors;
- Full insulation throughout;
- Built-In Wardrobes in both bedrooms;
- Large pantry and linen cupboard;
- Vanity & toilet ready and waiting to be installed;
- Electrical wiring roughed in ready & waiting to be installed;
- 12m x 12m flatpack shed ready & waiting to be erected;
- 105,000L (sunken) concrete water tank;
- "Garden Master" septic system;
- Roadbase driveway with lots of space for parking; and
- Provisions for a wrap round veranda.

With trails at the front and rear of the property, there is plenty of space to immerse yourself in nature with bushwalks or bike rides; but if casual dining is more your thing you have a choice of two cider distilleries or a number of restaurants/cafes just minutes away. There is also potential for a larger home to be constructed on an alternate part of the property. **Note** Floorplan and Development Application Details available upon request. **Disclaimer** All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.