

300 Purdons Lane, O'Connell, NSW 2795



Lifestyle For Sale

Saturday, 25 November 2023

300 Purdons Lane, O'Connell, NSW 2795

Bedrooms: 3

Bathrooms: 1

Area: 16 m2

Type: Lifestyle



Sam D'Arcy
0401612996



Dallas Booth
0427668335

Auction - Friday 15th December from 10:30am

This is one of the most breathtaking views in the district - if not the best in the O'Connell valley. "Montana" is the ideal weekend escape or opportunity to build your dream home (dwelling entitlement exists) in one of the most sought-after areas of the O'Connell region. Set on 40* acres with immaculate accommodation, excellent horse infrastructure, this property is centrally located 30* km from the regional city of Bathurst, and only 189* km from Sydney's CBD. Dont miss your chance to call this idyllic country retreat your own.☒• Set on 40* acres atop the tightly held O'Connell Valley, the view from "Montana" is breathtaking. Take it in as you experience the peace and tranquillity that this property exudes at the top of a no-through road. • 8.5*km from the village of O'Connell which has the newly opened O'Connell Pub and café. • Immaculately presented weekend style accommodation, north facing to take advantage of the view, and incorporating two-bedrooms, one bathroom, kitchen facilities, dining and living area. • Have the advantage of what off-grid living offers, with a 5*kw solar system with battery, and back up diesel generator installed. • Enjoy the cooler months being toasty warm in front of the slow combustion wood fire, and reverse cycle air conditioner installed. • Excellent equine facilities, with stunning 60*m x 20*m post and rail fenced arena, and 18*m round yard that is finished off with sand. All the work has been done - ready for you to immediately start enjoying time with your horses. • Water is reliable with one dam and 60,000*L of freshwater storage via 3 x 20,000*L poly tanks. • Dwelling entitlement - why not live rent free while building your dream home? • Sub divided into six paddocks with excellent (5 smaller horse paddocks), stock proof fencing, with one of the paddocks being electrified. • Established fruit orchard • Infrastructure includes a 10*m x 6*m three bay machinery shed. • Telstra, NBN services are available. This acreage really does tick all the boxes for your ideal weekend retreat or future forever home location. Very rarely do properties the size and calibre of "Montana" come to the market in this tightly held region of the Central Tablelands High Country. Don't miss your chance and book an inspection today!!Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence