

**3106 O'Connell Road, Brewongle, NSW 2795**



**Lifestyle For Sale**

Wednesday, 14 February 2024

3106 O'Connell Road, Brewongle, NSW 2795

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3 m2**

**Type: Lifestyle**



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## **Auction - Friday 8th March from 10:30am**

Absolute privacy is the benchmark of this gorgeous 8 acre lifestyle property just 10 minutes from the thriving centre of Bathurst. A picturesque lifestyle property boasting every feature you would expect yet surrounded by a huge working farm amplifying the sense of space and privacy. A sensible blend of modern updates, timeless elegance and practical design make this property the epitome of modern rural living. A meandering driveway rises above the road to your property emphasising the tranquility of this location, while the property has access to the adjacent Fish River, providing bore water to use across the grounds and any stock you might hold. The property boasts a contemporary aesthetic with modern amenities seamlessly integrated into its natural surroundings. As with so many rural properties, use the front door, back door, side door or laundry door, as they'll all equally welcome you into this light filled spacious and very practical home. The floorplan is a real complement to the land on which it sits, brilliantly making the most of every window and the view beyond, while giving privacy between the parents end of the home with huge main bedroom, French doors to the verandah, walk-in robe & generous ensuite, while the secondary bedrooms are all spacious with floor to ceiling windows and easy access to the 3-way bathroom. Some of the homes modern upgrades through include electric blinds throughout, upgraded LED lighting, ducted reverse cycle air conditioning and high quality European stainless-steel appliances within the near new designer kitchen that sits centrally to the main living area enjoying raked ceilings and a seamless flow to the new alfresco area and beyond to your glistening pool. The thoughtfully designed home and grounds have meticulous attention to detail in every corner, showcasing modern updates, practicality and space for every family type. Solar panels sit discreetly on the roof and draw northerly sunlight, while the swimming pool has been upgraded to Mineral Water and a heat pump system. A detached double shed offers further storage options, ensuring there is plenty of room for all your equipment, toys and tools. The property is equipped with a substantial 120,000 L rain water tank, supplemented by a spike bore from the river that supplies full garden and orchard irrigation via a secondary tank of approx. 75,000L ensuring the grounds remain lush and verdant year-round. In essence, this stunning lifestyle property offers the perfect balance of modern luxury and rural charm, providing a sanctuary where one can escape the hustle and bustle of daily life and embrace the serenity of country living, all while being just a short drive away from the amenities and conveniences of Bathurst. Listed for auction on 8 March 2024, to be held in The Auction Centre, Elders Emms Mooney 152 William St Bathurst, from 10:30am, unless of course the property sells prior. Don't miss the chance to make this beautiful home yours. Contact us today to arrange an inspection, available by appointment or at one of our advertised open homes. For this or any other information, please contact Andrew Crauford 0417 416 205. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.