

# 3716 Sofala Road, Wattle Flat, NSW 2795



## House For Sale

Tuesday, 13 February 2024

3716 Sofala Road, Wattle Flat, NSW 2795

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2883 m2**

**Type: House**



Brendon Fush  
0408110981

**\$569,000**

Situated a short 30 minute drive to Bathurst CBD is 3716 Sofala Road - sitting on a low maintenance block with relaxing rural views coupled with side access & a large 6 x 10 shed ideal for workshop or storage - this is the place to enjoy all that Wattle Flat has to offer. Features include but are not limited to:- Generous sized open floor plan flowing seamlessly throughout- Updated country style kitchen with ample storage space & gas cooking- Three large bedrooms with ceiling fans- Two bathrooms with the main bathroom being recently updated- Three split systems located throughout for all round comfort- Toasty wood fire in main lounge perfect for winter evenings- Seperate WC in laundry- 80,000 litre water storage- Front & rear decks to enjoy the serenity of rural views- Solar system- New front boundary fence This property is perfect to enjoy all that rural living has to offer in a quaint, community-orientated village - contact Brendon Fush today on 0408 110 981 to arrange your private inspection. **MARKETING DISCLAIMER** All above information has been obtained from property owners and/or third-party sources. We have not verified the accuracy of the above information. We have no reason to doubt its accuracy, however we cannot guarantee it. We do not accept any responsibility to any person for its accuracy. All interested person/s should rely on their own enquiries.