

38 Batlow Road, Batlow, NSW 2730



Lifestyle For Sale

Wednesday, 20 December 2023

38 Batlow Road, Batlow, NSW 2730

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 1024 m2

Type: Lifestyle



Marya Stylli

\$485,000

Nestled in foothills, this substantial country residence on a large corner block enjoys an elevated position with imposing views over Batlow, a pretty mountain village known for its apples, cherries & festivals. Walking 200m along the side street, Cherry Lane, takes you to the starting point for a number of beautiful bush walks through the mountains, including the lookout (another 350m). The gardens are truly superb, with roses, hydrangea & the most exquisite trees & shrubs, most carefully manicured according to the ancient art of topiary. The large home is attractive with immaculate multi-coloured brickwork & stunningly beautiful landscaped gardens. A long north-facing porch leads to an entry sunroom with magnificent views. The living room is comfortable with wood combustion heater, air conditioner, ceiling fan & carpeting. The space flows into the spacious dining room. The massive original kitchen has been well maintained & features abundant storage space including a pantry, a breakfast bar & a north-facing window that floods the space with light. Four carpeted bedrooms, two with built-in robes & the master bedroom benefitting from a bay window with panoramic mountains views. The modern bathroom is supplemented by an additional powder room that is easily accessed by one of the bedrooms & accessed by the entertainment or work shop area also. A concrete drive leads to a double tandem carport with plenty of adjoining storage space that could also be used as a covered entertaining area or enclosed & converted to separate accommodation with entry from the side road. A separate single lockup garage or work shed with attached chicken coop. FURTHER HIGHLIGHTS INCLUDE: Large separate laundry; decorative ceilings throughout; high ceilings; freshly painted; enclosed vege gardens or chicken runs; garden shed; & water tank. Everything you need within moments! IGA & the local bakery (just a 350m walk); RSL Club (450m); & the village shops in Pioneer Street (500m). Park & playground (850m); swimming pool & oval (1 km); golf course (1.1 km). Students from Kindergarten to Year 12 can walk just 600m to Batlow Technology School. St Mary's Catholic Primary School is even closer (350m). Tumut, Tumbarumba & Adelong are within 37 km; Wagga Wagga (112 km); Canberra (157 or 223 km); Sydney (437 km); Melbourne (492 km). This is a spacious brick home on a huge block with landscaped gardens & mountain views in a charming town, so call Marya today on 0425 275 555 to book a visit.