

# 386 Limekilns Road, Kelso, NSW 2795



## Acreage For Sale

Sunday, 5 November 2023

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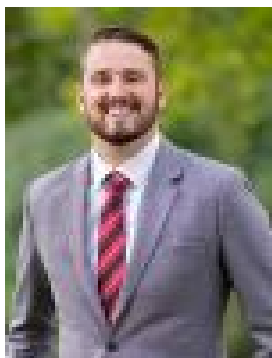
Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 4 m2

Type: Acreage



Kurt Waterford  
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Andrew Crauford  
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## **Auction - Friday 15th December from 10:30am**

Discover the joy of a rural family lifestyle at "Cruachan," a restored modern farmhouse nestled on 10 Acres of picturesque land, a mere 4 minutes drive to Trinity Heights shopping centre and minutes to the Bathurst CBD. Property

**Highlights:** This residence has been lovingly restored beyond its former glory, offering a perfect rural getaway. The main living areas boast cathedral ceilings with exposed timber beams. Five generously sized bedrooms all with BIR's & parent's retreat with WIR, a study/media room with a built-in bookcase. Three new bathrooms, two of which feature free-standing Italian-made cast iron baths all bathrooms equipped with in-floor heating. An open plan entertainer's kitchen, adorned with high-end Bosch appliances, ample storage space and generous work area which leads onto the dining area. The home features generous living areas; a cozy lounge room; featuring a brand-new Canadian-made slow combustion fire. Warm up through the winter months while enjoying the breathtaking views of the mountains and surrounding countryside. The lounge opens onto a spacious enclosed verandah-an ideal space for entertaining guests. The parent's retreat features an ensuite with a bath, a generously sized walk-in wardrobe, lounge/study space with a split system air conditioning unit, ensuring comfort and privacy. Wake up to the breathtaking views and tranquillity. The property's infrastructure includes a 4-bay shed and stables, set on a dead flat 10 acres with ample room to build additional sheds, which provide an incredible opportunity for running a home business close to town. Water, water everywhere: Bore, in ground water tanks as well as access to the Winburndale pipeline ensure that water will never be in short supply.

**Featuring:**

- Fully renovated modern farmhouse
- New Bosch 900mm oven with 5 burner gas cooking
- New Bosch appliances| integrated dishwasher, and rangehood
- Underfloor heating and floor to ceiling tiling in all bathrooms
- Laundry/mudroom with ample storage space with built-in laundry baskets and basin showering facilities for your furry friends.
- Rear enclosed entertainment area
- Dining off kitchen with separate lounge and rumpus room
- 5 Well-proportioned bedrooms with separate study space/home office
- Exterior timed architectural lighting and eave downlighting around exterior
- Four-bay shed with a cement floor and power.
- Stables and dog kennels
- Private filtered bore and access to Winburndale pipeline water.
- Approximately 10,000L underground water tanks, filled from bore and rainwater, filtered for household use
- Rockla septic system for efficient waste management.
- Access to high-speed NBN wireless internet.
- Six-pen stables for those with an equestrian passion.
- Fenced into 4 paddocks currently, featuring improved pastures.
- Tennis court with artificial turf ready to go for a refurb
- Home is approximately 36 squares.
- Amazing development opportunities
- Land size: 4.047 hectares (10 acres)
- Distance from CBD: 6.2 km-2 minutes to Kelso High, 4 minutes from Trinity Heights shopping centre.
- Experience the Best of Rural Living, Minutes from the centre of town
- Rates: \$2,107.43 approx

Contact Kurt on 0439 642 390 or Andrew on 0417 416 205 to secure your chance to experience the ultimate in rural lifestyle living, within the Bathurst city limits. 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.