

**39 Mayfield Road, Oberon, NSW 2787**



**Lifestyle For Sale**

Friday, 5 April 2024

39 Mayfield Road, Oberon, NSW 2787

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 2 m2**

**Type: Lifestyle**



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## FOR SALE NOW OR BY AUCTION

The Team at Bowyer & Livermore are pleased to present to the market "Wurain" not before offered to the open market. A small acreage property located in an elevated position in the rolling hills of the Oberon district with stunning rural views, with the "Wurain" home set amongst established gardens.

- Conveniently located a 12\* minute drive (12.8\*km) to Oberon, 30\* minutes (34.2\*km) to Bathurst & 2 hours 45\* minutes (192\*km) to Sydney
- The well present "Wurain" home boasting:
  - Three separate living areas with reverse cycle air conditioning plus a slow combustion wood heater
  - Three bedrooms with built-ins, master with ensuite
  - Versatile kitchen with ample bench and cupboard space and good storage
  - Outdoor entertaining deck at the back and a veranda across the front
  - Outside you will find the well-established gardens, providing both privacy and protection from the elements
  - Carport with old caravan/studio space
  - The property offers a number of shedding options including an open four bay shed & an enclosed 2 bay farm shed, stand-alone double garage with attached entertaining space plus a double and a single lockup garage/workshop space
  - Several garden sheds and a Fiberglass green house
  - Multiple stock paddocks and a couple dams, ideal block for a few horses, cattle, or sheep
  - Numerous water tanks & Bore (45\*m)

This small acreage home has all that you could ask for and would be perfect for growing families, retirees, or tree changers alike. For more information or to book your inspection contact James Walton 0404729509. For Sale Now or By Auction

Disclaimer: Property information provided by the vendor is not verified for accuracy. We make no representations regarding its reliability and bear no responsibility for its precision. Interested parties are advised to conduct their own inquiries and seek legal advice for the accuracy of the sales contract