

# 40 Bago Forest Way, Batlow, NSW 2730

## House For Sale

Tuesday, 14 May 2024

40 Bago Forest Way, Batlow, NSW 2730

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Jed Masters  
0417274977

**\$560,000**

Set on a generous small acreage allotment in the picturesque foothills of Batlow and only a very short drive from town, you will love the location and lifestyle on offer in this four-bedroom, two-bathroom, character filled family home. Offering a large internal footprint with formal living, dining, study and sunroom areas and ample shedding options on an approximate 2.5-acre allotment, you will love the lifestyle options on offer in this character filled family homestead. Do not miss your opportunity to secure this lifestyle opportunity just a short drive from town. Call today to book your private inspection. Premiere Features:- Four great sized bedrooms, master boasting direct access to laundry and separate second private bathroom (acting as master ensuite) with reverse cycle split system air conditioning, beds two, three and four all boasting built in robes- Centrally positioned and well-maintained main bathroom with separate shower, separate bath and large timber vanity- Large sun filtered timber clad kitchen with electric cooktop and combustion stove options, ample bench space and an abundance of storage options- Central formal dining with wood box fire and reverse cycle air conditioning acting as the heart of the home- Large formal lounge room - Additional large study area seamlessly connecting the living and dining areas and boasting a second wood box fire heater- Fully enclosed and tiled sunroom area with direct external access - Separate toilet in hall- Additional large pantry area with plumbing (former laundry area)- Large formal entry - Internal laundry area with built in cabinetry and double basin- Large work shop area under the house with power, lighting and slab flooring- Three rainwater tanks varying in size (approximation only - 5,000ltr, 25,000ltr and 80,000ltr)- Gravity fed water from Spring fed dam in the adjacent forest- Double lock up garage with additional work shop area to the rear- Large machinery style shed with additional rear awning- Large grading shed or home workshop with vehicle access from both sides, fully secure- NBN available - Approximate 2.49-acre allotment with mature trees throughout and ample free flowing yards throughout- Kubota diesel tractor with approximate 4.5 foot slasher included in sale Do not miss your opportunity to secure this great lifestyle allotment in the picturesque foothills of Batlow, call today to book your inspection!