

**40 Parkes Street, Rockley, NSW 2795**

**Raine&Horne.**

**House For Sale**

Tuesday, 23 April 2024

40 Parkes Street, Rockley, NSW 2795

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1505 m2**

**Type: House**



Chris Hagney

0263316555

**\$495,000**

Situated in the idyllic village of Rockley just a 25-minute drive from Bathurst, this charming property is nestled peacefully on a generous 1,505sqm parcel and boasts convenient access to the village centre with primary school, park and Celebrity Chef - Matt Moran's "Rockley Pub". Updated throughout offering comfortable living, captivating valley vistas and a warm and welcoming ambience... this property is sure to have you feeling right at home. Call today to arrange an inspection. Features include but are not limited to: • New kitchen with island bench, ample storage and an open-plan meals area • Spacious separate living room with vaulted ceilings plus a light-filled sunroom • Two generously sized bedrooms with freestanding wardrobes • Combined bathroom/laundry with shower over bath, vanity and separate WC • Slow-combustion wood fireplace and split system heating and air conditioning • Undercover deck entertaining area with a picturesque rural outlook • Undercover pergola entertaining area plus a separate paved BBQ area • Oversized double bay shed with workshop space plus plenty of off-street parking • Ample water with a bore and approximately 44,000 litres in tank storage • Large, fully-enclosed yard with a garden, chook yard and garden shed • Short walk to the village centre with a pub, park and primary school