

# 4074 Sofala Road, Wattle Flat, NSW 2795

CONNORS & CO.

## Sold House

Friday, 29 September 2023

4074 Sofala Road, Wattle Flat, NSW 2795

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 3**

**Area: 3 m2**

**Type: House**



Jim Connors

**\$285,000**

Auction Location: On-Site Inspection by Appointment only\*Escape to Your Weekend OasisProperty Overview:Nestled amidst the picturesque countryside of Wattle Flat, just 30 minutes from Bathurst and a mere 10-minute drive from the historical charm of Sofala, lies a 9-acre sanctuary of natural beauty and rustic allure. This remarkable property in Wattle Flat boasts an enchanting blend of serene creek beds, inviting walking trails, a strategically upgraded shed for your comfort, and a sizeable dam that adds a touch of tranquility to your weekend retreats.Key Features:1. Location, Location, Location:Conveniently located just 30 minutes from Bathurst, you can easily enjoy the amenities and services of the city while still relishing the peace of rural life.A short 10-minute drive takes you to the captivating Sofala, a town steeped in history and rich with heritage architecture and stories of the gold rush era.2. Natural Beauty:This 9-acre property is a nature lover's dream. Explore the meandering creek beds & waterfall that wind through the landscape, creating pockets of natural serenity.Discover enchanting walking trails that provide endless opportunities for outdoor adventures, from birdwatching to hiking.3. Upgraded Shed:The existing shed on the property has undergone internal upgrades, transforming it into a comfortable haven. Ideal for those weekend getaways, this space provides ample room to relax, unwind, and store your outdoor gear. The sale also comes with a fabricated kitchen, yet to be installed.4. Large Dam:The property features a sizable dam, which not only enhances the aesthetics of the land but also offers a great sustainable watersupply to the property.Potential:With the shed's internal upgrades already underway, this property presents a unique opportunity to create your ideal weekender or holiday retreat. Whether you're looking to escape the city on weekends, seeking an investment in natural beauty, or aspiring to build a dream home in a peaceful location (STCA\*), this property is a canvas waiting for your vision.Final Thoughts:Old Lyne is a rare gem that combines the best of rural living, historical charm, and modern comfort. With creek beds to explore, walking trails to roam, a thoughtfully upgraded shed, and a calming dam, this idyllic oasis is a testament to the beauty of country living. Don't miss the chance to make it your own and embark on a journey of relaxation and adventure in this timeless landscape.