

**4081 Sofala Road, Wattle Flat, NSW 2795**



**Sold House**

Thursday, 22 February 2024

4081 Sofala Road, Wattle Flat, NSW 2795

**Bedrooms: 3**

**Bathrooms: 2**

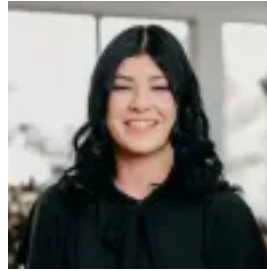
**Parkings: 2**

**Area: 9940 m2**

**Type: House**



Mark Dwyer  
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**\$580,000**

This stunning property located in the idyllic village of Wattle Flat provides the perfect rural lifestyle oasis, combining privacy and serenity. Featuring a main house with 2 bedrooms and 2 bathrooms, a separate miners cottage as well as a studio area that can be used as an ideal 3rd bedroom or granny flat (STCA). This charming home oozes character whilst also presenting the astute buyer with infinite potential. The undercover timber deck area offers views of the well manicured grounds with beautiful established gardens and fruit trees. Contact Mark Dwyer today to book your inspection! 0498 003 774

With features including but not limited to:- Main home with two over-sized bedrooms (easy conversion to make additional rooms)- Additional studio area than can serve as an ideal 3rd Bedroom or granny flat - Miners cottage - Large open plan kitchen, living and dining area - Light-filled kitchen with views of the gardens and aspects beyond - Stylish and functional bathrooms- Stunning timber floorboards throughout - Wood fire providing the perfect winter ambience in main living area as well as ceiling fan- Generous size timber front veranda- Large single garage with workshop bay plus carport - Conveniently located only approximately 40km from Bathurst - Off grid solar battery system