

41 Maddox Lane, Lidsdale, NSW, 2790

B&L BOWYER
& LIVERMORE

Sold Rural

Friday, 12 May 2023

41 Maddox Lane, Lidsdale, NSW, 2790

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: Rural



Greg Ryan



Andrew Toole
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The Meadows - Four Bedroom Home on 20* acres

"The Meadows"

41 Maddox Lane, Lidsdale, NSW, 2795

8.26*Ha or 20.41*Ac

"The Meadows" is delightful 20* acres which is perfectly located only minutes (16*km) to the CBD of Lithgow and 98*km to Penrith. The 4 bedroom home is ideally situated in a quite rural cul-de-sac with a northerly orientation, and additional sandstone settlers cottage, workshop and quality shedding.

Bowyer and Livermore are pleased to present this impressive property for auction.

Features include but not limited to:

Main family home

- Large eat-in kitchen with quality Smeg and Westinghouse appliances, pantry and ample storage
- Spacious dining/ lounge room, ideal for entertaining friends and family
- King size master bedroom with built in robes and ensuite, 3 queen size bedroom, 2 with built in robes
- Central family bathroom and separate toilet
- 9ft ceilings, offer the feeling of spaciousness
- LG zoned ducted heating/cooling with additional hot water radiator heating in each room
- Garage converted to a games/rumpus room
- Pergola and alfresco dining area
- Telstra landline, mobile phone and wireless internet availability

Sandstone settlers cottage

- Delightful sandstone settler's cottage offering charm, character, new corrugated iron roof and power connected
- Perfect as an additional income stream as an Airbnb or for extended family (with renovations)
- Offering 2 bedroom and 2 living areas, kitchen, bathroom and large laundry

Improvements

- Shedding consists of a 11*m x 6*m 4 bay Colorbond shed with one bay as an enclosed workshop with concrete floor and power.
- 5*m x 3*m sandstone workshop and attached 5*m x 4*m annex with power and concrete floor
- 6*m x 4*m enclosed shed with power and concrete floor (Tractor shed)

If you are looking for the lifestyle change to the peace and quiet of country living and all the conveniences then "The Meadows" offers everything the most discerning buyer could wish for.

Contact Greg Ryan on 0427070225 or Andrew Toole 0429039778

* Approximately

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested

parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.