

# 416 Timber Ridge Road Wambool Via, Bathurst, NSW 2795



## Sold House

Saturday, 9 December 2023

416 Timber Ridge Road Wambool Via, Bathurst, NSW 2795

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 8 m2

Type: House



Caitlin Golding  
0428840776



Mark Dwyer

**\$925,000**

For those seeking a rural lifestyle and a family home in a great location, 416 Timber Ridge Road is sure to please the whole family. This private property located just 24km Sydney side of Bathurst, 46km from Lithgow, and 183km from Sydney CBD, offers some of the finest panoramic rural views in the Bathurst district. It is an extremely rare blend of rural living and proximity to urban amenities. Nestled between native bushland and open grazing country this 21.5 acre property features a 4-bedroom, 3-bathroom home and a 1-bedroom, 1-bathroom granny flat, both providing captivating rural views to the North, South, and West. Complemented by its elevated position this property is a remarkable opportunity. Features include but are not limited to:- Spacious two-story, 4-bedroom brick veneer homestead- Large open plan living with split system- Large kitchen with a walk in pantry, electric cooking, an abundance of cupboard space and bench space - 3- way main bathroom upstairs- Three bedrooms located upstairs containing built-in wardrobes - Large amount of storage throughout the home- Large living and dining space upstairs- Generously sized master bedroom, completed with an ensuite, walk-in wardrobe, parents retreat and external access- Second living space downstairs- Extensive outdoor entertaining area, enjoying some of the finest rural views in the Bathurst district- Laundry off the kitchen with access outside - Double lock up garage- 1x Concrete water tank- 2x Poly water tanks- 1 x dam Portable granny flat:- Laundry/Bathroom- Gas stove top amongst a modern kitchenette- Modest bedroom- Outdoor entertaining area- Parking Large Machinery Shed/ Workshop:- Main shed 20m\* x10m\* with 20m\* x 10m\* awning - Lock up- Concrete Slab- Power - Loft Storage