

# 436 Cow Flat Road, Cow Flat, NSW 2795

CONNORS & CO.

## House For Sale

Thursday, 30 May 2024

436 Cow Flat Road, Cow Flat, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 6 m2

Type: House



Jim Connors

## Private Negotiation

Welcome to Hilton Vale, an original & charming 3-bedroom cottage nestled atop a sprawling 16-acre parcel of land in the serene locale of Cow Flat. This idyllic property offers breathtaking panoramic views from everywhere you look & is conveniently located only a short 15 minutes to the Bathurst CBD. Having been lovingly cared for by the one owner since construction, Hilton Vale's immaculate condition is a testament to this. Key Features of the House include;- Three spacious bedrooms with plenty of room for built-in robes- Multiple living zones which each capture their own unique views of the rolling country side- Recently updated Main bathroom with shower, bath, vanity & separate toilet- Reverse Cycle split system for heating & cooling, slow combustion wood fire.- Generously sized eat in kitchen in immaculate condition with breakfast bar.- Rear covered patio perfect for entertaining family & friends- Northern aspect captures sunlight and warmth year-round- Established house yard with gardens & feature trees. Key features to the property include:- 16 acres\* (6.49 hectares) with stock proof internal & external fencing- 2 x 5,000 gal tanks for rain water storage- Reliable Bore- Established trees - Trough for stock water- Would be ideal for carrying sheep or cattle in hobby farm capacity. Whether you're looking for a peaceful countryside escape or a charming home with plenty of potential to make your own or simply move in and enjoy, Hilton Vale in Cow Flat is a rare gem that promises endless possibilities. Don't miss the opportunity to make this gorgeous property your own. Going to Auction on the 5th July, to arrange your inspection or for a copy of the contract for sale, call Jim on 0401 864 223.