

455 Phills Falls Road, Mount Olive, NSW 2787



Lifestyle For Sale

Tuesday, 21 May 2024

455 Phills Falls Road, Mount Olive, NSW 2787

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 25 m2

Type: Lifestyle



Sam Darcy
0401612996



Dallas Booth
0427668335

Auction - Friday 28th June from 10:30am

Welcome to "Dreams End" - offering the rarest of opportunities to acquire your own 62* acre holding on the banks of the highly sought after Fish River, in this tightly held region. Located in this picturesque setting that exudes privacy - only 22*km from Oberon and a mere 178*km from Sydney's CBD, this unique property is being offered to the market for genuine sale and is a must see! • 62* Acres on the banks of the Fish River, with river flats, and some undulating country that's complete with stunning granite rock escarpments and views of the rolling countryside. • Access to the property is via a Council maintained public road. • 1060* Metres of Fish River frontage, perfect for the avid trout fisherman, kayaking, swimming, gold panning just to name a few of the recreational possibilities. The river is characterised by rocky rapids and deeper sections. Properties along the permanent Fish River are tightly held and rarely come to the market. • Four-bedroom, 2.5 bathrooms, two story home that is double brick. Offering 9 foot ceilings throughout and a massive 392.7*m2 underroof area, - one step inside and you will feel exactly the sheer size and potential, while experiencing the peace and serenity this home offers. • North facing, with a large timber deck and sunroom to take in the scenic views of the river and countryside. • Four generously sized bedrooms, the main boasting an ensuite and all incorporating large built-in wardrobes. One of the bedrooms has access to the timber deck. • The large kitchen includes a dishwasher, gas oven/cooktop and an abundance of storage. • Upstairs includes two living areas, the main lounge room that adjoins the sunroom, and the secondary making the ideal media room or children's retreat, that also has access to the timber deck. • The main living area features a stand alone slow combustion wood heater and a large reverse cycle air conditioner. • Downstairs has two large living areas, one is currently being used as a full-size billiard room and the other a dining/entertaining space. The dining/entertaining space has an adjoining laundry and separate toilet which offers access to a double lock up garage with further storage. • Separate to the main residence is a 20*m x 10*m colorBond Machinery shed with concrete floor and is divided into two separate areas. One area includes a kitchen and bathroom. The other area is equipped with a large gantry with a lifting winch, work benches and a mezzanine offering extensive storage capacity. Three phase power is available via a diesel-powered generator located in an adjacent shed. • Water security is provided by over 200000*L of storage via a 130000*L concrete tank, a 15000*L concrete tank and 15000*L steel tank. Water to the main tank is provided by a mains powered river pump, with water transferrable between tanks. • Enjoy the established garden with cooler climate trees and shrubs throughout. There is a watering system in place, and also an undercover BBQ area to enjoy entertaining family and friends. • The property is ideal to run some stock, having recently ran some cattle. • Enjoy some of the districts tourist attractions right at your doorstep - the quaint village of Tarana with historic pub and café is only a stone's throw away, while Mayfield Gardens, village of O'Connell, Jenolan Caves, Kanangra Walls and countless forests and river systems for fishing, mushroom picking, bushwalking, horse riding, 4WDing are all within easy reach throughout the district. Properties of this calibre as unique as "Dreams End" scarcely present themselves in this tightly held region, and this offers you the rarest of opportunities to purchase with the scope of your forever home, investment opportunity or idyllic country retreat. This property is offered for genuine sale and is not to be missed. Contact us to book your inspection today! Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.