

**48 Buesnel Lane, Millthorpe, NSW 2798**



**House For Sale**

Tuesday, 9 January 2024

48 Buesnel Lane, Millthorpe, NSW 2798

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Nora McNamara  
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## Contact Agent

Introducing "Helenbach", a fabulous 7.3 acre lifestyle property located just 4km from the historic village of Millthorpe.

**WHAT WE LOVE**The charming large family home sits at the front of the property and as you drive up the quaint tree lined driveway, you are instantly welcomed by the sprawling veranda and lovely manicured front garden and as you enter the house, you will be impressed by the high ceilings and wide entry way. This sprawling home boasts multiple living areas, three bedrooms with large built-in wardrobes and the inviting master bedroom features a walk-in robe & spacious ensuite. The kitchen is a chef's delight with a Smeg 6 burner oven, a generous walk-in pantry, instantaneous hot water and a huge island bench, perfect for the kids to sit at doing their homework or for entertaining whilst you cook up a storm! The house has ducted gas heating as well as a wood burner to keep you toasty on those cold Millthorpe nights and to keep cool in the warmer months, the system has the capability to have air-con added in addition to ceiling fans. There is 9.7KVA 3 phase solar to the house and shed making electricity approximately \$120 per quarter, saving your hard earned money for more exciting things. There is ample room for tools and toys in the 16m x 9m work shed with an additional mezzanine level for extra storage and also an insulated man cave with a fireplace.

**WHAT YOU'LL LOVE**The inclusions with this wonderful property are endless, making it easy for you to move straight in, some of these include a large capacity Artesian water bore with Ring-main around the property as well as a 110 thousand litre water tank. The greenhouse has fully automated windows for heating and cooling and programmed misters, the vegetable gardens are irrigated from the bore and even the chicken coop is automated (and guess what; the chickens come with the property!). The house block is large and well manicured and the remaining 6 paddocks are fully fenced with a lane that accesses them all. This lovely property mere kilometres from Millthorpe is perfect for a growing family at any stage in their life and there is truly so much to offer from this property, you simply must see it yourself to believe it!