

523 Duramana Road, Eglinton, NSW 2795



House For Sale

Tuesday, 4 June 2024

523 Duramana Road, Eglinton, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 4047 m2

Type: House



Andrew Crauford
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Auction - Friday 28th June from 10:30am

Full brick in construction with great shed and a bore, welcome home to this rare one acre property just a few minutes north of the popular Eglinton Village. The property will benefit from a little bit of love through the gardens, however the quality of improvements across the property are excellent with a full brick home which includes some quality renovations to the bathroom, kitchen and bedroom wardrobes, while the huge shed, caravan carport and garden shed are fantastic. The property has expansive views to the east toward Bathurst across expansive farmland embracing the rural feel of this location, while the close proximity to the delightful Eglinton Village assures all that this locality offers. This property includes:

- Open plan kitchen with solid timber cabinetry, wall hung oven and electric cooktop
- Generous family living spaces across two areas, one adjacent to the entry foyer, while the second has a home office with external door
- Three generous bedrooms, each with new solid Oak timber wardrobes, main with additional walk-in robe
- Large verandahs surround the home embracing the views and giving additional covered living spaces for a slow morning coffee
- Gas heating fireplaces in the living spaces and ducted air-conditioning in place (both untested)
- Huge steel shed on solid slab has a tall carport for caravan or truck storage
- The property benefits from a working bore for garden irrigation

Available for an immediate inspection, don't miss the opportunity to make this outstanding property your new family haven. Being offered at Auction, Friday 28 June in the Elders Emms Mooney Auction Centre, 152 William Street Bathurst. Contact Andrew Crauford 0417 416 205 or Kurt Waterford 0439 642 390 to arrange your own personal inspection of the property. 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.