59 Marion Close, Wimbledon, NSW 2795
Other For Sale

Friday, 17 May 2024

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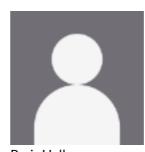| Bedrooms: 4	Bathrooms: 3	Parkings: 2	Area: 7 m2	Type: Other

James Walton
0404729509

Paris Hall
0487052519

New Listing

The team at Bowyer & Livermore are pleased to present to the market "Strathazel", an opportunity to secure an executive residence with added rural lifestyle and income opportunity."Strathazel" is located on a quiet cul-de-sac at Wimbledon just 26km south/west of Bathurst, 22*km to Blayney,58*km to Orange and 223*km to Sydney CBD.Home Features"Strathazel" house features include but are not limited to the following:• Executive 5 bedroom home, completed in 2015 and constructed with materials from the highest of insulationproperties making the home comfortable all year round.• A stunning rural outlook can be observed from nearly every window of the this stunning home• Spacious formal lounge/dining room with two by double doors, split system and large windows• Large open plan dining and lounge room, with a jarrah style floating floor leading onto a northerly facingbalcony ideal for entertaining• Kitchen boasts marble benchtops, ample cupboard space, pantry, dishwasher and large oven with electrichot plates• Theatre room, complete with surround sound system and elevated viewing area• Master bedroom with walk through robe and ensuite• 3 queen bedrooms with built-in wardrobes (plus second ensuite)• Upstairs offers an additional living room or retreat, with what could be a 5th bedroom plus Ideal office/study• Three-way bathroom, complete with shower and bath• Large laundry/mud room complete with separate toilet• Loads of storage including a double linen and attic space• Enclosed entertaining room ideal for year round entertainment, including a swim spa in near new condition,certified by Bathurst Regional Council• Double garage plus workshop space and loft storage, concrete slab, power and electric roller doors.Farm Features"Strathazel" farm features include:• 1,800* Hazel nut trees of varying species• 25* apple cider trees of varying species• 200* Olive trees• 23* Oak Truffle trees (English and Holly)• Substantial orchard, fully enclosed to limit bird damage, varieties include apples, peach, pears, cherry trees,and plum/apricot• Hazelnut processing shed, with food handling room with split system, nut storage and grading rooms pluswash basin, concrete slab, power, water and electric roller doors• 2 x farm machinery sheds with power, electric roller doors, water and concrete slabs(6m x 9m and 9m x 9m)• 2 bay farm storage shed suitable for stables, hay, etc.• 3 phase power plus 4kva solar system• 2 paddocks ideal for a few livestock (4 cows included in the sale of the property)• Small set of steel cattle yards with loading ramp.Water:• Bore equipped with submersible pump and mains power• Reticulated irrigation system throughout the grove and house yard• 3 good size stock water dams (one with a pump)• 150,000* litre rainwater tank plus an additional 5 smaller water tanks with a total capacity of 177,000 litres*• 3 *40,000 litre fiberglass header tanks for the irrigation system with pump that pumps water through approx.17km of the irrigation system• Commercial water bore licence with 1 meg allocation - 2 megs purchased.General Information:• Average annual rainfall is approx. 686mm* to 711mm*• 811m above sea level• 1 title (Lot 8 DP 1064150)• Granite soils• Local Government Area – Bathurst Regional Council• Zoning RU1 – Primary Production."Strathazel" offers a fantastic opportunity within the Central Tablelands district of NSW to secure a propertywith a stunning executive quality home with a commercial farming opportunity attached.The property is being sold as a going concern with all plant and equipment as attached in the contract of sale.(GST applicable sale)Don't miss your opportunity to secure "Strathazel", contact James Walton on 0404 729 509or Paris Hall 0466 803 503 to arrange your inspection.Land size Approx: 18.87* acres.*Approximately