

**6609 Mid Western Highway, Lyndhurst, NSW 2797**



**Sold Lifestyle**

Wednesday, 13 March 2024

6609 Mid Western Highway, Lyndhurst, NSW 2797

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: Lifestyle**



Josh Keefe  
0263411181



Michael Kennedy  
0497288726

## Contact agent

Located 25mins\* from Cowra & Blayney, 45mins\* from Bathurst & Orange & 3.5hrs\* Sydney 2.28ha (5.63acres\*) 'Three Bears' is privately set off the road, surrounded by lovely gardens. The home has a North facing full length deck, a perfect spot for entertaining or to unwind in the afternoon. The home has the ability to separate into two accommodation wings ideal for families, friends to visit / B&B or a growing family. WESTERN WING-The main entry, leads to the open plan living room/kitchenette with a charming woodfire, reverse cycle air conditioning & ceiling fan. There are two bedrooms, each with carpeted flooring, BIW's & RC air conditioners.-Family bathroom is well appointed to this area of the home with bathtub & separate shower EASTERN WING-Near new, this area of the home is sure to impress. It features an expansive living & dining room, with high cathedral ceilings. A northerly aspect, double glazed windows, reverse cycle air conditioning, & a large feature 900mm woodfire ensure comfort year-round. This room opens out to a large east facing veranda/deck.-The large kitchen is a feature, with an eat-in breakfast bar, walk-in pantry, quality S/S wall oven, induction cooktop & integrated dishwasher.-The master bedroom has carpeted flooring, reverse cycle air conditioning, & ceiling fan along with a spacious WIR, a beautiful ensuite with free standing bath tub & stylish frameless shower recess has a tropical feel with QLD louver windows and a garden outlook.- The East wing also includes a home office with excellent NBN internet to suit anyone working from home. This could be a 4th bedroom if required. OTHER-The property has a 6.6 kw solar system that feeds the home with excess fed back into the grid.-Water is a feature with town water connection, 25,000ltr rain water storage plus the spring fed dam is equipped with a pump for ample garden & stock water supply.-Mixed fruit/nut orchard & various raised garden beds, vegetable gardens, chicken run, shade house & other out buildings make this a complete package.-Large 15x11m concreted shed with power & lighting installed throughout. It also has a 2x2.5m cool room-Stable buildings & steel yards with a loading ramp make this an attractive lifestyle property.\*\*\*NOTE : The owners are also selling 2x vacant lots separately next door (10.82acres\*), 'ask the agent for more details, if this is of interest! CONTACT Josh Keefe 0436 926 866 Michael Kennedy 0497 288 726 AGRIRURALNSW.COM