

**7 Warego Lane, O'Connell, NSW 2795**



**Acreage For Sale**

Wednesday, 12 June 2024

7 Warego Lane, O'Connell, NSW 2795

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 10 m2**

**Type: Acreage**



Jake Crooks

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**\$1,385,000 - \$1,485,000**

Embrace the tranquility of country living on this expansive 10-hectare lifestyle property! This stunning estate features a main house along with an additional two bedroom, one bathroom cottage, offering ample space for your family and guests. Nestled just 20 minutes from Bathurst CBD, this property offers the perfect blend of convenience and serenity. Whether you're looking for a peaceful retreat or a place to call home, this property has it all. FEATURES: - 4 Bedroom main homestead- Additional two bedroom cottage-Off grid 7.5kw Solar System with 8KVA back-up generator-Shearing shed 12x7m with 5m awning & 5,000L rainwater tank-2 x 24,000L rainwater tank attached to two bedroom separate accommodation-1 x 110,000 Rainwater tank attached to house- 2 x 24,000L bore water storage tanks-Solar powered bore which pumps 600l of water per hour-Small fruit orchard-Raised vegetable garden beds- Hen House-Shearing shed-In ground swimming pool (6x4m)-9 fenced paddocksFAST FACT:- Land size: Approx.10 ha-Main house size: Approx.242sqm-Additional accommodation size: Approx. 77sqm-Rates: Approx. \$1121.20 p/aDISCLAIMERAll information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such.