

**707 Peach Tree Rd, Megalong Valley, NSW 2785**



**House For Sale**

Wednesday, 12 June 2024

707 Peach Tree Rd, Megalong Valley, NSW 2785

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Alan Gregory  
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## **\$1,100,000 - \$1,210,000**

Located in the heart of the beautiful Megalong Valley, this rural acreage is less than a two hour drive from Sydney. Opening up to the most glorious views, the homestead is set off the newly sealed approach road and is set on approximately 6.45 acres. The dual level home is much more extensive than it initially appears. The centrally placed open plan kitchen flows through to generous living areas and surrounding decking that take advantage of views looking out over the dam and granite-lined gully. A huge Council approved boarding cattery, currently not utilised, that is located in a large purpose built building, provides potential opportunity for those with vision. Breakdown of Features: • Comfortable, spacious two level home, ideal for entertaining • Extensive insulation, double glazing in living areas, two telephone lines one with ADSL • Mains and 10Kw solar power, 120,000 litres tank water • Two fenced paddocks, dam, enclosed vegetable garden, orchard area and multiple chook runs • Four double bedrooms, fifth room utilised as a study • Bathrooms on each level; multiple storage cupboards • Plenty of scope to further capitalise and redesign according to personal preference • True escape for those seeking a blank canvas and peaceful retreat opportunity