

**747 Tarana Road, Brewongle, NSW 2795**



**Lifestyle For Sale**

Monday, 4 March 2024

747 Tarana Road, Brewongle, NSW 2795

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 25 m2**

**Type: Lifestyle**



Peter Crampton  
0409132269



Matthew Howle  
0447081034

## **Auction - Friday 19th April from 10:30am**

"Clifton Park" is a unique property, with its magnificent 6 bedroom country homestead, oozing rustic charm. The property is located approximately 20 minutes' drive from Bathurst and about 2.5 hours from Sydney. The 360-degree views have to be seen to be believed, taking in the lower foothills of The Blue Mountains to Mount Panorama and the O'Connell and Tarana Valleys. Without doubt, "Clifton Park" is one of the most unique properties offered to the market in many years. The current owners were intending to develop the property into a wellness centre and have been granted Council Consent for a medical centre, however, an interstate opportunity proved too attractive to resist. Some of the many features include: • 61\* Acres (25\* hectares) • 6 bedrooms and 3 bathrooms • Modern kitchen, plus kitchenette • Two laundries • Huge living spaces, with open fire place, plus SC heater • Air conditioners, gas heating outlets • Extensive use of recycled timber and corrugated iron, providing unique rustic charm • Large office (currently used as a tack room) • Auditorium (approx. 27 x 11 m) • Equipped bore, 2 dams • Huge tank-water storage • American style barn, currently used as stables (approx. 20 x 14 m) • Full size dressage sand arena (approx. 62 x 24) "Clifton Park" offers an astute buyer an opportunity to purchase a well-located small acreage property with enormous potential to maximise the size and layout of the house. The auditorium adds an extra dimension and, with the existing approval in place, investors will see immediate value. Subject to further Council Approval, alternate uses may be wedding venue, corporate training centre, horse riding academy, livestock stud and an infinite number of other business ventures. Being so close to Sydney, the property would provide a family with an excellent weekender or tree-change opportunity. The school bus runs right past the front gate, which will be attractive to young families wishing to live the quiet life, with easy access to vibrant city of Bathurst. Your inspection is highly recommended. For further details or to arrange a private inspection please call Peter on 0409 132 269 or email to [peter.crampton@elders.com.au](mailto:peter.crampton@elders.com.au) 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.