

78 Wattersons Lane, Forest Reefs, NSW 2798



Lifestyle For Sale

Friday, 3 November 2023

78 Wattersons Lane, Forest Reefs, NSW 2798

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2 m2

Type: Lifestyle



Stewart Murphy
0427363118



Hugh Gooding
0439000639

Auction - Friday 15th December from 10:30am

All the hard work has been done! 'Amaroo', a picturesque 5-acre lifestyle property just a short drive from the regional city of Orange. Tucked away on Wattersons Lane in Forest Reefs, you will find this quiet country cottage, nestled amongst a beautiful established garden setting. Boasting a meticulously renovated cottage, new stable complex, ample storage options and secure water solutions. Best of all, you can hardly see your neighbours! Amaroo ticks all the boxes and gives you the opportunity to enjoy the very best that country living has to offer. Key Highlights:

- 252*km from Sydney CBD located on Wattersons Lane in Forest Reefs, 25*km to Orange, 12km to Millthorpe, and 52*km to Bathurst.
- This delightful cottage has been fully renovated with modern finishes, and the home offers three generously sized bedrooms plus a study area.
- The cottage features a spacious living area connected to the large timber deck through glass doors, perfect for entertaining.
- Brand-new amenities, including a new air conditioning system and wood heater, ensuring year-round comfort.
- Fully renovated bathroom, boasting contemporary fixtures and finishes.
- Additionally, a new Bellini dishwasher, Westinghouse gas oven and Bellini rangehood have been installed in the kitchen.
- Water security comprises of rainwater storage capacity of 50,000 litres, a spring fed dam and well. Two electric pressure pumps provide ample pressure for garden irrigation system and stock water troughs.
- Outside, a meticulously maintained garden invites you to relax and unwind. The northern facing timber deck provides the perfect area for gatherings while offering picturesque views of the garden and the serene surroundings.
- The easy to maintain garden features a diverse array of flora and includes a hazelnut grove, mature trees including walnut, box, gum, cypress and plane trees. Additionally, there is an established vegetable garden with raised beds.
- The stable complex includes of four stables, a wash bay, with an attached machinery shed and a tach shed nearby.
- Additionally, there are four-day yards, a second wash bay and five paddocks plus an orchard.
- There is a double bay carport, lockable steel frame double bay garage, a garden shed and woodshed, providing ample storage solutions.
- School bus pick up points close by and easy access to a Blayney Equestrian Centre and a variety of Pony Clubs.

Amaroo presents a rare opportunity to own a perfectly presented cottage, secure water and stunning surroundings with views to match, combined with excellent infrastructure and improvements in the heart of the NSW Central Tablelands. With continued growth in this region, the opportunities are endless with a property of this calibre and location. Don't miss your chance - contact us to book a private inspection today!!! Auction date: 15th December 10:30am Location: 152 William Street Bathurst NSW Agents Stewart Murphy ☎0427 363 118 Hugh Gooding ☎0439 000 639 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.