

80 Oakey Forest Road, Marrangaroo, NSW 2790



Lifestyle For Sale

Tuesday, 30 April 2024

80 Oakey Forest Road, Marrangaroo, NSW 2790

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 7 m2

Type: Lifestyle



Dallas Booth
0427668335



Hugh Gooding
0439000639

Auction - Friday 7th June from 10:30am

Welcome to "One Day" - offering the rarest of opportunities to acquire your own Four-bedroom home set on 17.6* acres - combining cleared arable land and pristine native bushland on the edge of the Marrangaroo Creek and having Marrangaroo National Park on your boundary. This picturesque setting is located a short 7.5*km drive from Lithgow and a mere 145*km from Sydney's CBD. Very rarely does properties as unique as "One Day" come to the market in this tightly held region of the Central Tablelands, and our instructions are to sell!!

- 7.13* Ha (17.6* Acres) of some arable land that would be ideal for horses or some pet sheep, cattle, goats or alpacas. There is approximately 2.5* Ha (6.1* Acres) of cleared, arable land complete with dam, steel cattle yards and crush.
- The remainder of the property is pristine native bushland of eucalypt gum trees, banksia and bottlebrush shrubs and natural ferns - set along the banks of the reliable Marrangaroo Creek which boundaries the Marrangaroo National Park.
- 360* Metres of Marrangaroo Creek frontage, with a beautiful family picnic or camping area on its banks, while the creek itself has had recent platypus sightings, and caters for the avid fisherman, swimming, gold panning and many more recreational possibilities. There are also bushwalking and exploring opportunities in the neighbouring Marrangaroo National Park, just to name a few.
- Four-bedroom, one bathroom, two garage Colorbond home that is ready for its next owner to enjoy. Whether it be a family looking to move out of town, the idyllic rural weekend escape or Air BnB potential, the possibilities are endless. With dual occupancy available (STCA) why not live rent free while you build your dream home?
- The home is complete with town water and three phase power, but also is equipped with a 15,000L freshwater tank that also services the home, including the outdoor shower.
- Stay comfortable no matter what time of year, with the slow combustion wood fire for the cooler months or the split system A/C for when its warmer.
- A large undercover outdoor entertaining area gives the perfect place to relax and host family and friends while you take in the scenic views of the countryside.
- Feel at ease amongst the established cooler climate garden, complete with stone retaining walls and fireplace.
- Enjoy some of the district's tourist attractions right at your doorstep - Marrangaroo National Park boundaries this property, while the Golf Course is within walking distance. Many of Lithgow's renowned lookouts and hiking trails, national parks, forests and river systems for fishing, bushwalking, horse riding and 4WDing are only a stone's throw away. You are also only a short drive from the majestic Blue Mountains and its endless tourist attractions. Properties of this calibre rarely present themselves to the market and offers you an affordable chance to purchase with the scope of building your forever home, idyllic country retreat or investment opportunity for the astute buyer. This property is offered for a genuine sale and is not to be missed. Contact us to book your inspection today!!

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.