

**86 Darby Road, Spring Ridge, NSW 2343**



**House For Sale**

Friday, 3 May 2024

**86 Darby Road, Spring Ridge, NSW 2343**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 4047 m2**

**Type: House**



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## Price On Application

Unique Spring Ridge Church lovingly transformed into a spacious 3 bedroom, 2 bathroom plus study home and includes a 1 bedroom, 1 bathroom rumpus room / granny flat all oozing with character. Ideal country retreat or family home located approx 30 mins west of Quirindi in the quiet village of Spring Ridge. Other features include 5 x Rev Cycle A/C, wood heater, garages, carports, workshop, garden shed, outdoor entertainment areas, covered deck all set in established & spacious lawns & gardens. 4,047 sqm (1 acre) of land provides ample space for outdoor activities & any future expansion plus the benefit of front, side & back road access. Large easy care lawns & gardens with mature shade trees creating an oasis for native wildlife & nature lovers plus plenty of space for kids to play & explore. The Church house includes an expansive open plan kitchen, dining & lounge room with high ceiling, Rev Cycle A/C & wood heater to ensure year round comfort. Superb modern well-appointed kitchen with ample storage, pantry space & modern appliances including wall oven, cooktop & dishwasher. Kitchen & dining room flows out onto the large & private outdoor entertainment area, ideal for entertaining family & friends. All bedroom including the rumpus room / granny flat include ceiling fans & Rev Cycle A/C for added comfort throughout the year. Spacious main bedroom with Rev Cycle A/C, B-I-Robes & access through the laundry to an ensuite bathroom. Second & third bedrooms include B-I-Robes, Rev Cycle A/C & ceiling fans. Adjacent to the lounge the vestibule has been transformed into a north facing office providing a quiet space for work, study or relaxing with a book. Live the outdoor life with multiple entertainment areas including a covered front deck, outdoor entertainment area & featured timber picnic table in the garden amongst the tall timber garden, ideal to entertain in all seasons & weather. Shedding is a feature with a colourbond 3 bay 9m x 6m garage plus workshop for all your tools, equipment & man cave toys. Large colourbond 6.8m x 5m single garage with spacious 5.7m x 5m rumpus room / granny flat with A/C & ensuite bathroom. Timber frame & gal iron 10m x 4.4m storage / carports & garden shed. Ample water having town water connected & plentiful eco-friendly rainwater storage of 3 rainwater tanks. The Spring Ridge Church property offers a peaceful & private rural retreat away from the hustle & bustle of city life. Exceptional & unique property that offers character with modern functionality, ideal to unwind & relax or entertain family & friends in a quiet country atmosphere. Further information or to organise an inspection please contact Luke Scanlon 0419 495147 or visit our website at [www.quirindi.com.au](http://www.quirindi.com.au)