

# 91 Titania Road, Oberon, NSW 2787



## Sold Other

Friday, 15 March 2024

91 Titania Road, Oberon, NSW 2787

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 14**

**Area: 12 m2**

**Type: Other**



Josh Keefe

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## Contact agent

Positioned 5mins from the CBD of Oberon, 40mins\* from Bathurst & Just 2hrs\* from Sydney

**Key Features**

- 12.69ha (31.35acres\*)
- The large family home is double brick with a picturesque setting of its gentle undulating and productive basalt soils, just on the outskirts of town, completely sealed road & driveway to the garage.
- Large carpeted living & dining room with high 11ft ceilings
- The modern kitchen with a dual wall oven, electric cooking, dishwasher & pantry is open plan to the second living & dining space, with tiled flooring, reverse cycle air conditioning & woodfire
- The large games room comes inclusive of the quality pool table, & opens out to the rear patio
- Downstairs family bathroom, shower, basin & toilet along with the adjacent laundry with built-in cabinetry
- Downstairs, the home offers a home office or 5th bedroom if required with a Northern aspect, with excellent NBN internet speed, ideal for anyone working from home.
- The upper level of the home provides a third large living space with fantastic views & reverse cycle air conditioning
- Four bedrooms, all with built-in wardrobes, while the master bedroom suite additionally has a walk-in wardrobe, built-in robes & a large ensuite bathroom
- Upstairs family bathroom with a feature bath set under a bay window & great view
- DLUG with internal access & storage
- Excellent water supply & catchment via a 100,000ltr rainwater tank & quality bore with power connected, for gardens & paddocks while this can also connect to the large water tank
- Large shed 24 x 12m (8bay) with 4.5m clearance & power connected
- The 31acres is high quality country being ideal for anyone with horses, cattle or sheep, fenced to a main paddock with a set of cattle/equine yards with a loading ramp

**DEVELOPMENT POTENTIAL**

- The land is zoned R5 large lot residential, on the outskirts of town with the potential to sub-divide the land into 2ha lots. A neighbouring property had recently been approved & developed multiple 2ha+ lots.
- Developed 2ha\* lots in the area generally sell for CIRC \$350,000 to \$440,000
- LOT 1 DP1012972\* approx. FOR SALE - \$1,350,000 to \$1,450,000

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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. Interested parties should rely on their own legal advice.