

92 Hills Lane, Blayney, NSW 2799

BESTWICK |

Other For Sale

Thursday, 12 October 2023

92 Hills Lane, Blayney, NSW 2799

Bedrooms: 11

Bathrooms: 5

Parkings: 6

Area: 40 m2

Type: Other



Mitchell Bestwick



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Auction

"Nilyanda" is truly something special & has been lovingly held for the past 25 years by the current owners, with them investing heavily to ensure the properties take full advantage of the Northern Aspect and the breathtaking views on offer. Both homes have been nestled into the hillside of this exceptional 100 acre holding that is only 3.6km to the centre of the Historic centre of Blayney. This holding ticks almost every box and due to its proximity to the edge of Blayney, it may lend itself to being rezoned for development in the future. Situated only 40km to the major hubs of Bathurst & Orange, 240km to Sydney & Canberra, this amazing property will impress what ever your needs are. Features include: Land and Infrastructure across the 100-acres includes 4 dams, 3 troughs, multiple paddocks, 220,000-litre water storage and access to town water. Rolling country, the land accommodates a strong carrying capacity for it's size. Main Residence The main house has been designed and heavily invested in during the construction to ensure it's a true, energy efficient, solar passive home. Elevated within the property, the 180 degree vista on offer is forever changing throughout the year. Offering: • Hebel construction finished in an earth tone to allow the property to blend into the country side. Hebel enables greater insulation qualities for temperature control, all year round • Double glazed windows throughout, waffle pods installed under the slab & wool insulation in walls & ceiling to ensure maximum energy efficiency is achieved in the changing climate of Blayney • Formal living positioned to maximise the Northern view & city lights of Blayney & is strategically positioned outside the Master suite making this area the perfect parents retreat • Galley kitchen is in excellent condition with walk-in pantry, electric cooking & full view of the amazing outlook • Large open plan living with slate flooring that absorbs and holds the natural warmth that comes from the Northern aspect & winter sun • Woodfire and Reverse Cycle Split System complement the open living area and provide a boost if needed but not often required due to the insulation qualities of the home • 4 additional bedrooms all large in size, boast built-in robes with 2 sitting on the Northern side and capturing the views • A surprising bonus rumpus room sits at the end of the hall & is the perfect kids area, currently accommodating a pool table, it also enjoys masses of natural light & views • 3kw's of solar already installed to reduce the electricity costs of general living • Full sized tennis court positioned adjacent to the house with retaining wall, fencing & lighting already in place • Generous house block with established gardens, trees and lawn creating a peaceful environment to live within 2nd Residence includes: • Circular driveway greets you upon entry with established gardens surrounding the house paddock provides some privacy & shelter from the weather • Modern brick home also insulated and double glazed is positioned to maximise the views & Northern Aspect • Immaculately maintained & presented, it was constructed to have the elderly parents close by but positioned where they had their own space and separation from the main residence • Open plan living captures the stunning views of the rolling countryside with gas log fire to ensure comfort in the winter months • Split system air conditioning to ensure all year round comfort • Open plan living kitchen and meals area • Separate master bedroom with enormous walk-in robe & generous ensuite • 3 additional large bedrooms with fitted built-in robes & all enjoying the beautiful outlook • Masses of storage throughout the home • Internal access from the double garage • 60,000-litre concrete tank & town water line to house Overflow Accommodation/Granny Flat: • Council approved kitchenette & bathroom • Open plan living area with vaulted ceilings • Wood fire & Reverse Cycle Air Conditioning already installed • 2 very large bedrooms with built-in robes • Small alfresco area at the front with views to sit back and enjoy Garage and Workspace: • Double garage to Main Residence with internal access and some extra storage • Separate Colorbond garage with single roller door with power, workshop area and plenty of space to park equipment • Shedding located at the rear of the Granny flat with high-set opening to accommodate the caravan or heavy machinery • Additional storage area between Granny Flat & Machinery shed The current owners have successfully executed their vision to create a peaceful, energy efficient & truly remarkable lifestyle that is "Nilyanda". With a heavy investment in products that are not visible to the naked eye, this property is not like anything else within the area. You will struggle to find another property that can compete with the beauty and value of "Nilyanda". Only one family will get to own this property, will it be you?