

**Address available on request, Perthville, NSW 2795** Raine&Horne.

## House For Sale

Wednesday, 29 May 2024

Address available on request, Perthville, NSW 2795

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 3**

**Area: 10 m2**

**Type: House**



Grant MaskillDowton  
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## EOI - Guide \$1,900,000 - Closing 28th June

Welcome to "Willow Glen" - an impressive estate that seamlessly blends luxury living with rural charm. This captivating property offers an array of features that cater to your every desire, making it the epitome of comfort and sophistication. Boasting an expansive family residence with a guest accommodation option, quality shedding and infrastructure, established gardens and much more. Sure to surpass your expectations, an inspection is a must. Call and plan your move today!

**Main Residence features include but are not limited to:**

- Open-concept kitchen, meals and family area plus a formal living and dining room
- Attractive kitchen with quality appliances, walk-in pantry and ample storage space
- Four generously sized bedrooms with built-in robes (walk-in robe to the master)
- Modern family bathroom with a shower, freestanding bath, vanity and toilet
- Ensuite to the master bedroom plus an additional WC off the large laundry
- Ducted reverse cycle A/C plus a two-way fireplace between the living areas

**Guest/Extended Accommodation features include but are not limited to:**

- Neat kitchen with electric cooking and an open-plan family area
- Light-filled living and dining room plus an expansive rumpus room
- Two generously sized bedrooms plus a study or potential extra bedroom
- Large family bathroom plus an ensuite to the main bedroom
- Ducted reverse cycle A/C and underfloor heating in the living/dining room

**General features include but are not limited to:**

- Shaded courtyard entertaining area overlooking the in-ground swimming pool
- Triple garage with automatic roller doors and a lockable workshop/storage room
- All-weather driveway with an ample concrete parking and turning area
- Massive 220sqm shed with 3-phase power plus several smaller sheds
- 3 fully-fenced paddocks with laneway system on gently undulating to level ground
- Excellent water with 2 sizeable dams, a bore and 5 large concrete tanks totalling 420,000 litres filled by approx. 920sqm of roof catchment area
- Comprehensive irrigation system to the gardens pumped from the bore
- Steel cattle yards with a crush and loading ramp
- 20 kVA 3-phase solar power system
- 1km to Perthville, 10kms to the Bathurst CBD and under 3 hours from Sydney.

Contact Agent Grant Maskill-Downton 0459 406 206 to register your interest and arrange a private viewing or attend open homes scheduled. Sold by Expressions Of Interest closing 28th June 1pm unless sold prior.