

1525 Trunkey Road, Georges Plains, NSW, 2795

Rural For Sale

Friday, 27 September 2024

1525 Trunkey Road, Georges Plains, NSW, 2795

Type: Rural



David Chapman

THINK HOME-BASED BUSINESS AND/OR EXTENDED FAMILY ACCOMMODATION

Approximately 20 mins (17km) drive from the centre of Bathurst is this remarkable lifestyle property consisting of 30 acres of cleared land, separated into 3 paddocks; ideal for running stock.

Along with the main residence consisting of four bedrooms, three bathrooms and two living areas, the property also boasts a recently constructed and fully insulated 300sqm shed (with high-clearance roller-door) and two self-contained living quarters plus a studio space with bathroom. Add to this a generous 8.8m x 9.5m shed which has been converted into a spacious studio complete with slow-combustion fireplace and you have all the infrastructure you could possibly need for running a home-based business and/or extended family accommodation.

Property features include:

MAIN HOUSE

- Generous open-plan family/dining/kitchen area with slow combustion wood fire.
- Kitchen features breakfast bar, pantry cupboard, dishwasher, gas cooktop, electric oven and plenty of cupboard/bench space.
- Enclosed separate sunroom with north-westerly aspect.
- Master bedroom features a walk-in robe and ensuite.
- Second bedroom features a built-in robe and ensuite.
- Two additional bedrooms with built-in robes.
- Spacious second living space or home office area.
- Three-way main bathroom with shower, bath, dual vanities, built-in linen cupboard and separate toilet.
- Generous laundry/bootroom features exterior access.
- Built-in linen cupboard in hallway.
- Undercover verandah enjoys northerly views across the property.
- Custom-built clay pizza oven.
- Rooftop solar system.

SHEDS/STUDIOS

- Fully insulated 300sqm shed (12m x 13.7m shed/workshop) plus two separate self-contained studios with kitchenettes & ensuites and third studio with ensuite. All feature split-system A/C's.
- 8.8m x 9.5m shed/studio with slow combustion woodfire.
- Two 6m x 2.5m containers plus additional carport.

GENERAL

- Solar bore (capacity 8,500L/day).
- Header tank & emergency tank supplies bore water to all outside taps & 5 stock troughs.
- 2 dams.
- Solar array with battery (11kW) plus existing solar (3.6kW).
- 2 new rainwater tanks (27,500L each).
- Biosystem septic for shed sewage.
- Concreted footpaths joining all infrastructure.
- Generous greenhouse.
- Council Rates: \$1,095.73 per year.

Call David to arrange your inspection.