

203 Portland Sunny Corner Road, Portland, NSW,
2847



Rural For Sale

Friday, 9 August 2024

203 Portland Sunny Corner Road, Portland, NSW, 2847

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Rural



James Walton
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Andrew Toole



Greg Ryan
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Rural Serenity - Your Ultimate Country Escape

"Sunnybrook" 4.35 Ha – 10.74 Acres

Bowyer & Livermore are please to present to the market "Sunnybrook". The first time the property has been offered to the market in over two decades.

Situated an easy drive from both Portland & Lithgow being located just 2*km and 10*km respectively, 20*km to Lithgow, 46*km to Bathurst & 163*km to Sydney CBD.

Experience the tranquillity of rural living with this stunning property, boasting a quality brick veneer homestead (circa 2003 build), excellent improvements all set on 10.7*

undulating & low maintenance acres . This charming home combines privacy, comfort, and country appeal, making it the perfect sanctuary for those seeking a peaceful and quality rural lifestyle.

Improvements include but are not limited to the following:

Homestead

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Spacious open plan living/dining room with large slow combustion wood fire

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Neat country kitchen with ample cupboard space, pantry, electric cooking and breakfast bar

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Four generous bedrooms including a large master bedroom complete with ensuite and W/I/R

.

Ducted heating and cooling throughout

.

New vinyl plank flooring throughout

.

Three way bathroom including bath and shower

.

Large patio, ideal for year round outdoor entertaining

.

Enjoy stunning sunsets from your front veranda

Land & Improvements

.

Low maintenance house yard with established trees and shrubs

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3 bay garage (2 roller doors and concrete slab) & garden shed

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Large machinery shed, ideal stable complex, workshop or general storage (power connected - 3 phase)

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20,000 & 5,000 gal concrete water tanks plus stock water dam

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Tree lined boundary providing excellent privacy from the road

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4 paddocks

Opportunity

* Buyers please note the block is large enough to be eligible for a two-lot subdivision (STCA). Land size is 10.74 acres, minimal lot size under the current LEP is 4.94 Acres or 2 Ha – Zoning R5 (Larger Lot Residential)

"Sunnybrook" presents an ideal opportunity for those seeking a harmonious blend of rural charm and modern comforts. With its potential for further development and convenient proximity to major centers, this property is a rare find. Contact Bowyer & Livermore today for more information or to arrange an inspection. Your dream country lifestyle awaits!

*approx.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.