

Sylvia Vale Home Sinclairs Lane, The Lagoon, NSW 2795



Sold Lifestyle

Sunday, 15 October 2023

Sylvia Vale Home Sinclairs Lane, The Lagoon, NSW 2795

Bedrooms: 5

Bathrooms: 3

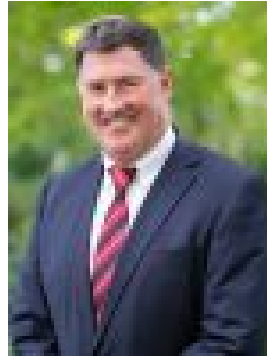
Parkings: 4

Area: 101 m²

Type: Lifestyle



Hugh Gooding
0439000639



Stewart Murphy
0427363118

\$1,600,000

"Sylvia Vale Homestead" originally part of the well-managed, large scale grazing property "Sylvia Vale" on the central tablelands of NSW, is now set on 250 acres of rolling country conveniently located on the doorstep of Bathurst, one of the fastest growing regional centers. The double brick homestead boasts multiple spacious bedrooms and living spaces with a view to enjoy, this property needs to be seen to be appreciated and "Sylvia Vale Homestead" will not disappoint - it is a must to inspect.

- Property Location - 17 km from Bathurst CBD, 49km from Blayney, 73 km from Orange CBD, 197kms (2 ½ to 3 hrs) from the CBD of Sydney and 237 km (3hrs) from Canberra.
- Original house was built in 1999 with extensions put on in 2018. It consists of 5 bedrooms (one of which is a bedroom with an ensuite in a separate wing), 3 bathrooms and 4 toilets.
- Separate office, formal lounge and dining room, open plan kitchen and family room.
- A covered alfresco area off the kitchen and wrap around verandas. Double garage with internal access and a drive through double carport.
- Heated via a slow combustion wood heater and has both electric and gas hot water.
- The home is north facing with double glazing along the kitchen and living area, taking in expansive views across the Macquarie River valley and mountains in the background.
- The home is set in established gardens and sweeping lawns serviced by an automatic watering system.
- Creek frontage and some native bushland area
- Main hayshed is steel framed measuring 20 x 20 meters.
- 12 x 8 m fully enclosed machinery/workshop with concrete floor and power.
- 1 Bore pumping at approx. 670 litres/hr to a 22,000 litre tank as back up to the main system.
- Total rainwater storage for main house 242,000 litres

All the hard work has been done, so come and enjoy the space, privacy, and expansive views that this property has to offer, while still being close to the growing regional center of Bathurst. To be offered via auction if not sold prior. Please contact Stewart or Hugh if you would like a copy of the Information Memorandum or to book an inspection. Stewart Murphy 0427 363 118 Hugh Gooding 0439 000 639

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.