

# 73 Barford Lane, Paterson, NSW, 2421



## House For Sale

Thursday, 31 October 2024

73 Barford Lane, Paterson, NSW, 2421

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Adam Carruthers

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## **Hobby Farm Bliss: Space & Comfort!**

Set within peaceful farmlands and tranquil scenery, this impressive property offers elegant country living in an enviable location.

Sitting within 9.3 hectares (approx. 23 acres) of green pasture, this property boasts a charming 2 bedroom home along with the infrastructure needed to run a wide variety of rural interests with approx. 4 acres of cleared land with a dam.

Located at the end of a cul de sac in a private location, as you make your way past the post and rail fence you are greeted by the home and its peaceful surrounds, featuring a welcoming verandah and wide windows which fill the home with light and views across the grounds.

As you enter the home, you are surprised by an abundance of space which offers quality, where two bedrooms are perfectly positioned and a sunroom provides the additional space to overlook the peaceful surrounds.

A separate lounge room adjoins the dining zone in the heart of the home where its light-filled interior provides a tranquil paradise to retreat to after a long day whilst the well-appointed kitchen makes meal times a breeze and convenience is enhanced by a second toilet and shower outdoors.

Outside, the property is just as impressive, with the space on offer for a variety of hobby pursuits, horses or the luxury of privacy.

Picture perfect from every angle, the grounds hold a dam and 3 bay garage with workshop at one end whilst an open 3 bay machinery shed is suitable for trailers or a horse float.

Disclaimer: The information herein is collected from sources we trust to be dependable.

However, we cannot guarantee its accuracy, so it is advisable for interested persons to rely on their own enquiries.