

88 Batterham Lane, Wattle Flat, NSW, 2795

House For Sale

Tuesday, 10 December 2024

88 Batterham Lane, Wattle Flat, NSW, 2795

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Casey Rollinson
0499008492

Tranquil Creekside Living on Expansive 10 Acres

Nestled along the serene Big Oaky Creek, renowned for its rich gold prospecting history, this unique property offers a harmonious blend of rustic charm and modern comfort. Located within walking distance to the quaint Wattle Flat Village and just a 30-minute drive from Bathurst, it provides an idyllic rural retreat without sacrificing convenience.

What we love about this property:

Main House:

- Open-concept kitchen, dining, and living area featuring raked ceilings and a cozy slow combustion wood fireplace
 - Charming updated kitchen equipped with quality appliances and ample storage space
 - Three generously sized bedrooms, including one with a walk-in robe and another with a built-in robe
 - Renovated bathroom yet still maintaining its charm with both shower and bath
 - Additional bathroom combined laundry
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- Split system and wood fire for heating and cooling
 - Character-rich details such as high ceilings, exposed timbers, and leadlight windows
 - Expansive front and rear verandas, perfect for enjoying the tranquil surroundings, along with an enclosed sunroom

Granny Flat:

- Separate, fully self-contained granny flat complete with a kitchenette and bathroom
- Fully renovated and an excellent opportunity for generating additional income through short-term accommodation
- Split system for heating and cooling

Original homestead & land:

- The original homestead, once repaired, can serve as a charming two-bedroom accommodation option, perfect for guests or a rental
- Abundant water supply from a dam, Big Oaky Creek access, and a substantial 90,000-litre tank
- Ample parking and storage with an oversized single carport and a three-bay shed featuring workshop and storage spaces
- Fully landscaped and beautifully established yards and gardens, offering a serene outdoor setting

This exceptional estate seamlessly combines historical charm with modern amenities, making it a rare find in a picturesque setting. Whether you're seeking a peaceful family home or a versatile property with additional accommodation options, this residence caters to diverse needs. Don't miss the opportunity to make this tranquil haven your own.

**Council Rates: \$679.64 pa

**Rental Return: Approximately \$900 p/w combined