

**390 Ridge Road, Central Tilba, NSW, 2546**

**Rural For Sale**

Thursday, 28 November 2024



390 Ridge Road, Central Tilba, NSW, 2546

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**



Ben Bate

0244761400

## **Nature at your doorstep.**

Welcome to 'Annandale' a retreat set on 19.78 hectares (48 acres) a mere 4.5km from the Heritage Listed village of Central Tilba. This single level one owner home has an ideal north facing aspect and captures the peace and serenity that a location like this provides. Inside the home features exposed beams, raked ceilings and slate floors throughout. All three bedrooms are generous in size, have built in wardrobes and views out to the bush. The open plan living area with its extra high ceiling has a very spacious feel while the kitchen includes a breakfast servery, gas cooking and large pantry. The bathroom has a walk in shower, deep bath, extra large vanity space and a seperate toilet.

Outside there is a full length verandah on the eastern side and a verandah on the western side out from both the kitchen and laundry. The attached double garage is 10m long to accommodate cars, mowers, tools etc or it could potentially be converted into extra bedrooms/living rooms as it is under the existing roof line and features the same exposed beams/raked ceiling.

There are several choice locations that you can park boats/caravans or look to build a big shed/workshop. An area around the house is well maintained and could easily be fenced if you wanted. The majority of the land is bush with a rainforest gully and there is an abundance of wildlife to enjoy.

This is your chance to get back to nature while still being close enough to town conveniences.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations...