

**53 Hillside Lane, Forest Reefs, NSW, 2798**

**McGrath**

**Rural For Sale**

Wednesday, 27 November 2024

53 Hillside Lane, Forest Reefs, NSW, 2798

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 7**

**Type: Rural**



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## Unparalleled Lifestyle Opportunity in Millthorpe

Escape to a world of tranquility and adventure in this extraordinary lifestyle property, perfectly positioned just minutes from Millthorpe, Blayney, and Newmont Cadia Operations. Spanning 2.29Ha (5.66 acres) of picturesque countryside, this magnificent property offers a rare chance to create your ultimate rural retreat.

The main residence boasts three spacious bedrooms, an expansive open-plan kitchen, dining, and living area, complete with ample storage, new flooring, and fresh paint throughout. A fantastic second dwelling, accessible via a charming wrap-around verandah, provides an additional living space, two large bedrooms, and a bathroom. Whether you're seeking a peaceful haven, a thriving lifestyle property, or a savvy investment opportunity, this home has it all.

### FEATURES:

- 2.29Ha (5.66 acres) of picturesque countryside with relatively flat and well-fenced land
- Flexible floorplan including five over-sized bedrooms with built in wardrobes
- Master bedroom in main residence could be used as a third living space if required
- Expansive open-plan kitchen, dining, and living area with new flooring and fresh paint
- Second dwelling with additional living space, two large bedrooms, and bathroom
- Enormous 27x8m shed with 3.6m high walls, 4.5m enclosed end bays, 8x9m concrete slab with provision to extend the shed or increase rain water storage
- Shed complete with two-post 4T hoist, projector, screen, WiFi booster and provision for W.C with plumbing and sewer line
- 6.6kW solar system with 5kW inverter for sustainable living
- 100,000L rainwater tank and septic system for self-sufficiency
- Instant gas hot water, RC split systems, and wood fire for year-round comfort
- Kitchen with walk-in pantry, electric cooking, dishwasher and breakfast bar for effortless entertaining
- Starlink and WiFi booster for seamless connectivity and productivity

### FAST FACTS:

- Property built: 2014
- Cottage built: 2021
- Land size: 5.66 acre (2.29Ha)
- House size: 394.3sqm
- Council rates: \$379.17

\*\* Agent declares interest

### DISCLAIMER

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