











Lot 1 Vincent Street, Capertee

# Country Cottage Living on the Edge of the Magnificent Capertee Valley

Nestled in the heart of the friendly Capertee Village and positioned on the doorstep of the world renowned Capertee Valley, this affordable country cottage offers a peaceful rural lifestyle with exceptional garaging and workshop facilities.

Set on a generous half acre block surrounded by established trees and gardens, the home provides comfortable accommodation with two bedrooms, a practical bathroom, and a spacious living area complete with slow-combustion wood heating for those cooler country evenings.

The original kitchen offers plenty of storage and functionality, while large windows throughout the home frame pleasant garden views and fill the interiors with natural light.

Outside is where this property truly shines.Tradies, hobbyists, mechanics, and anyone needing storage or workspace will appreciate the substantial shedding on offer, including a large 4 car garage and workshop with lean-to carport, covered work areas, and a double

2 1 6

**FOR SALE**
$420,000

**AGENTS**
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garage. The expansive grounds provide ample room for gardening, pets, small-scale hobby farming, or simply enjoying the peaceful surroundings.

Located just moments from the village amenities and surrounded by some of Australia's most spectacular natural scenery, this property offers an opportunity to embrace a relaxed country lifestyle while still being within easy reach of Lithgow and the Blue Mountains.

Enjoy the space, tranquility and lifestyle that only country living can provide, with endless opportunities for bushwalking, birdwatching, four-wheel driving and exploring the stunning landscapes of the Capertee Valley right on your doorstep.

## MORE DETAILS

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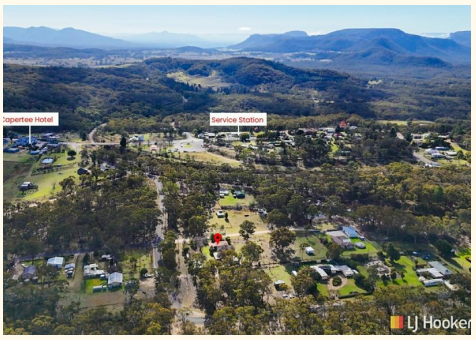
|---|---|
| Property ID | 1JSCF9X |
| Property Type | House |
| House Size | 80 m2 |
| Land Area | 2023 m2 |















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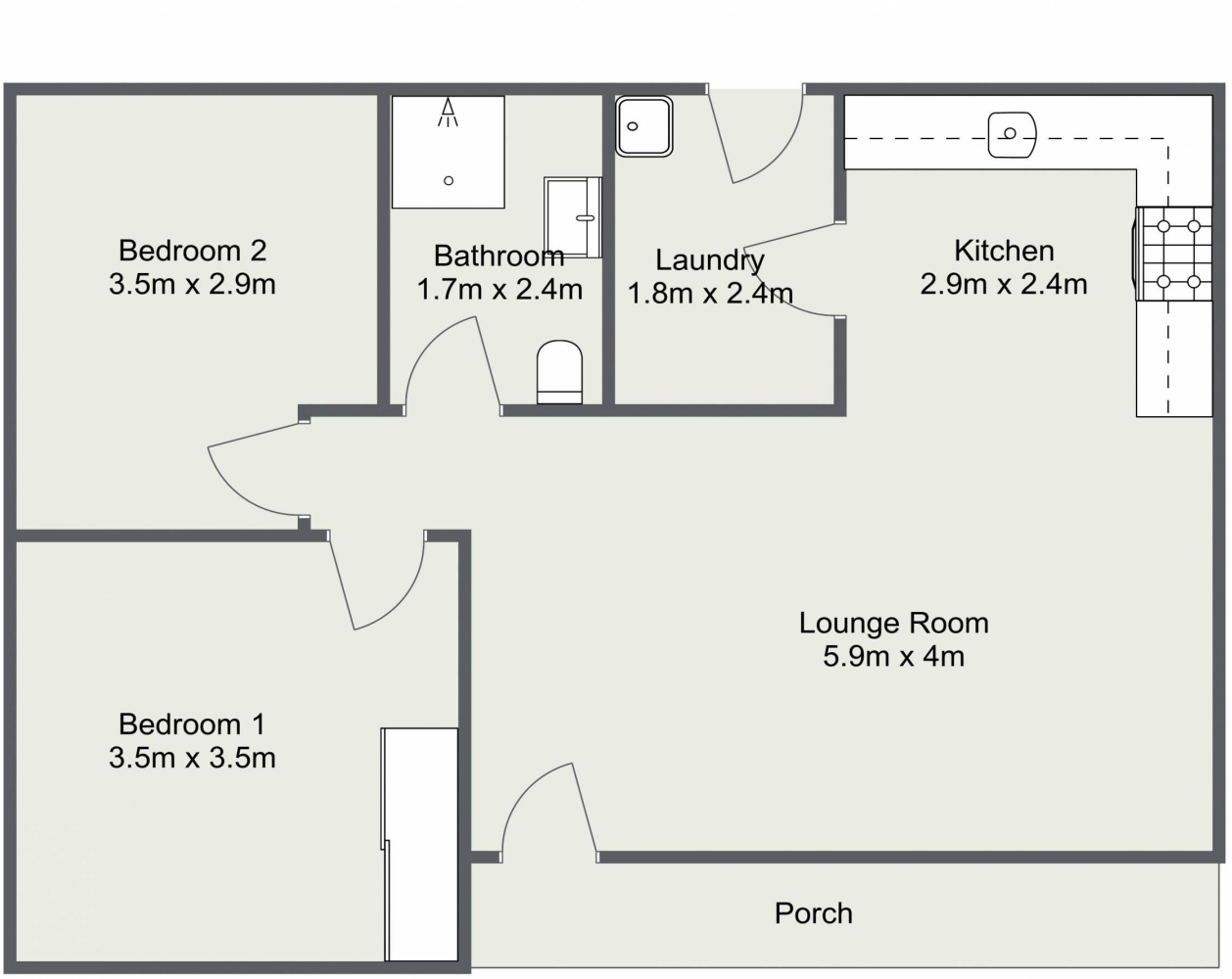


Please Note: The above dimensions are approximate and are intended to be used as a guide only.
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