



## Oberon, 378 Mozart Road

### Charlie's Hill

Welcome to 'Charlie's Hill', offering picturesque views, a private lifestyle and a beautiful country style home. Nestled on approx. 11 acres of flat fenced land, separated into 3 paddocks, ideal for horses or other livestock. Walk into the modern 4 bedroom home with a wrap-around veranda and soak up the morning sunshine while taking in the breathtaking surroundings. If you are looking for small acreage not far from town, then look no further. Contact Mark to book your private inspection.

Features include but are not limited to:

- 4 spacious bedrooms, all with built ins
- 2 modern bathrooms, main with ensuite
- Large kitchen with stone benches, gas cooktop and electric oven
- Open plan kitchen and dining area
- Double glazed windows throughout
- Slow-combustion woodfire



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$990,000

**View**  
By Appointment

**Contact**  
**Mark Dwyer**  
0498 003 774  
mark.bathurst@ljhooker.com.au

**LJ Hooker Bathurst**  
**02 6331 5041**

- 80,000 L (approx) water tank
- Double shed with power with adjoining office and greenhouse
- 5KW of solar
- 11 acres separated into 3 paddocks
- Sufficient fencing
- Orchard with over 20 fruit trees, containing apples and peaches
- Right of carriageway access to Fish River

## More About this Property

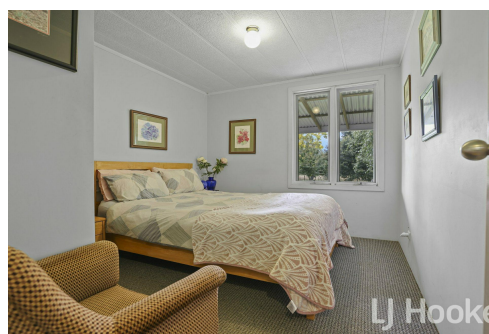
<b>Property ID</b>	248HZ6
<b>Property Type</b>	House
<b>Land Area</b>	4.45 hectare
<b>Including</b>	Ensuite Toilets (2) Deck Built-in-Robes Fully Fenced

**Mark Dwyer 0498 003 774**

Director | Licensee In Charge | Sales Agent | [mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

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