



4569 Ilford Sofala Road, Sofala

Your Rural Escape Awaits!

Located in the historic village of Sofala, just a 35-minute drive from Bathurst, this charming lifestyle property offers the perfect escape from the hustle and bustle of city living. Set on an acre of land, it provides a peaceful rural setting ideal for those seeking a quieter country lifestyle.

The home features an open-plan kitchen and living area, flowing out to a sun-drenched timber deck. There are two bedrooms, including a main bedroom with sliding door access to the pergola, and a stylish modern bathroom.

Outside, you'll find a separate studio perfect as a creative space, guest retreat or work-from-home setup. In addition, a near new double shed provides great storage.

A peaceful country escape with plenty of charm, this unique property is one not to miss. Contact Mark or Ella to book your inspection today!

Property features include:

- Open-plan kitchen, living and dining area with great natural light
- Functional kitchen with ample storage and bench space
- Two well-sized bedrooms
- Additional room which could make an ideal 2nd lounge, 3rd

2 1 0

FOR SALE

Guide \$520,000 - \$550,000

AGENTS

Mark Dwyer

0498 003 774

mark.bathurst@ljhooker.com.au

Abby De Losa

0402 203 795

abby.bathurst@ljhooker.com.au

AGENCY

LJ Hooker Bathurst

02 6331 5041

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LJ Hooker

- bedroom or study
- Spacious sun-drenched deck, perfect for entertaining
- Separate studio
- Established orchard with 13 assorted fruit trees
- Approx 50,000L water storage for sustainable living
- Ample space for gardens, pets or hobby farming
- Peaceful surroundings with rural outlooks
- Ideal for those seeking a tree change or country lifestyle
- Easy drive to Bathurst for shops, schools and services

MORE DETAILS

Property ID	2J8HZ6
Property Type	House
Land Area	4044 m2
Including	Air Conditioning Toilets (1) Deck Fully Fenced

Mark Dwyer 0498 003 774

Director | Licensee In Charge | Sales Agent |
mark.bathurst@ljhooker.com.au

Abby De Losa 0402 203 795

Sales Associate | abby.bathurst@ljhooker.com.au

LJ Hooker Bathurst 02 6331 5041

89 William Street, BATHURST NSW 2795
bathurst.ljhooker.com.au | bathurst@ljhooker.com.au

