



4569 Ilford Sofala Road, Sofala

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## 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

**FOR SALE**

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

**AGENTS**

Mark Dwyer

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**AGENCY**

LJ Hooker Bathurst

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- 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

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