

## Tarana, 1806 Hazelgrove Road

### Family Lifestyle or Country Escape

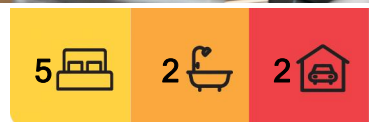
Presenting this stunning 10.6\* acre property overlooking the Fish River and Evans Crown Nature Reserve, only moments from the charming village of Tarana. This property offers the perfect mix of peaceful rural living and contemporary comforts, allowing for the perfect family home or country retreat. The open-plan living, dining, and kitchen area effortlessly extends to a spacious timber deck, perfect for entertaining guests or enjoying the picturesque surroundings. With a 5kW back-to-grid solar system, two cozy slow-combustion wood fires, and a split system A/C unit, this home promises comfort and efficiency throughout the year.

A two-car enclosed garage and an attached carport offer generous parking and storage options, while a levelled area provides the perfect opportunity for a shed or yards, allowing you to customise the space to fit your lifestyle.

With breathtaking river views, modern comforts, and a prime location near Tarana, this



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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/20ZH26](http://ljhooker.com.au/20ZH26)

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

property is a rare find. Don't miss the chance to call this exceptional lifestyle property your own! Contact Abby De Losa today.

Features include but are not limited to:

- 5 spacious bedrooms
- Ensuite and walk in off the main, with 3 built ins in the other rooms
- Open plan living dining and kitchen area
- 5KW back to grid solar system
- Large timber deck, perfect for entertaining
- 2 slow combustion wood fires
- Split system A/C unit
- Two car garage, with carport
- 80,000L & 22,500L \* freshwater storage tanks
- Levelled area for sheds and/or yards
- Electric hot water
- 5\*km to village of Tarana
- 165\*km to Sydney CBD
- 47\*km to Bathurst
- 20\*km Oberon

Agent declares interest

## More About this Property

<b>Property ID</b>	20ZH26
<b>Property Type</b>	House
<b>House Size</b>	201 m2
<b>Land Area</b>	4.3 hectare
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Fire Place Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Water Tank

**Abby De Losa 0402 203 795**

Sales Associate | [abby.bathurst@ljhooker.com.au](mailto:abby.bathurst@ljhooker.com.au)

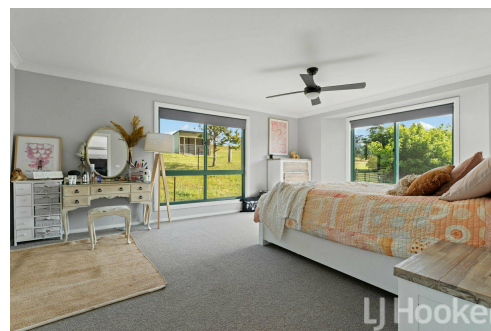
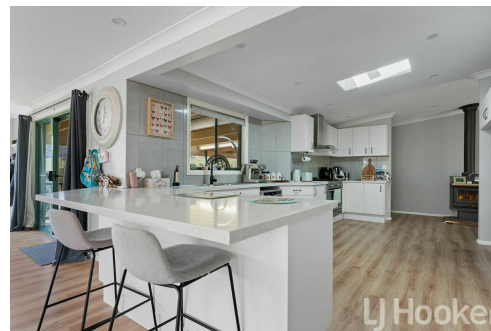
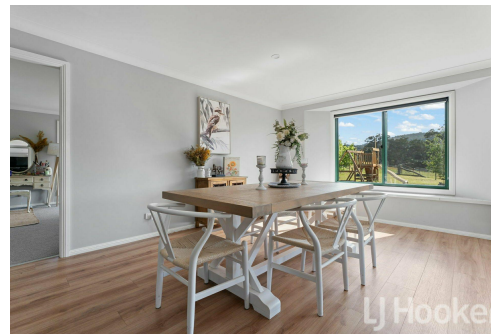
**Mark Dwyer 0498 003 774**

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

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