



3816 Sofala Road, Wattle Flat

Wattle Flat Wonder - A cute, country cottage

Nestled right in the heart of the historic village of Wattle Flat, this charming home truly captures the essence of country living. Behind its character-filled facade, you'll find a cosy interiors, a welcoming atmosphere and an abundance of natural light, creating a home that feels both comfortable and full of personality.

The cottage offers a seamless blend of heritage charm and everyday practicality, with a functional kitchen, a welcoming living area, good sized bedrooms and a peaceful outdoor setting - whether you're looking to move straight in, create the ultimate weekend escape, or add your own personal touches over time, the possibilities are endless. With additional cottages onsite, the property provides further potential for developing additional income streams or multi-generational living options - the choice is yours!

Positioned within the village's historic streetscape, and with the added convenience of having the local store and school just across the road - this is a prime opportunity to secure a piece of this cherished town. Offering a lifestyle where charm, tranquillity and community come together in one - don't miss out. Contact Mark or Ella to schedule an inspection today!

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FOR SALE
Guide \$450,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Property features include:

- Charming character cottage in the heart of Wattle Flat
- Living areas filled with natural light
- Functional kitchen with ample storage
- Charming interiors with scope to personalise
- Spacious yard with established gardens
- Additional shedding providing ample storage
- Potential for dual income or multi-generational living with cottages onsite (STCA)
- Peaceful village setting
- Walking distance to the local shopping facilities and the local school
- Close to the river, walking trails and local historic attractions
- Easy drive to Bathurst

MORE DETAILS

Property ID	2NWHZ6
Property Type	House
Land Area	1032 m2
Including	Toilets (1)

Mark Dwyer 0498 003 774

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