



289 White Rock Road, White Rock

## "Karabee Fields"

Welcome to a rare opportunity to secure a beautifully positioned property offering a peaceful retreat without compromising on convenience. Nestled on two and a half acres only moments from the Bathurst CBD, this unique and custom built residence provides the perfect balance of space and serenity. Designed by a well-regarded architect, the main home has been thoughtfully crafted to capture an abundance of natural sunlight. With two over-sized bedrooms and three bathrooms, the unique layout would cater perfectly to a BNB or downsizer alike.

Adding to its appeal, the property also boasts a historical cottage that has been lovingly refurbished and maintained. This charming additional dwelling offers endless possibilities - whether it be a private guesthouse, a cozy space for extended family or a potential income opportunity. Surrounded by peaceful, natural landscapes, yet conveniently close to local amenities, 289 White Rock Road offers more than just a home - it's a lifestyle filled with space, history, and endless opportunity. Contact us today, to book your private inspection!

With features including but not limited to:

- Set on a 1.1ha block (approx 2.7 acres)
- Expansive undercover verandah, perfect for relaxation and entertaining

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**FOR SALE**  
AUCTION (Guide \$1,500,000)

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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- Spacious open plan kitchen, living and dining area with large windows that draw in an abundance of natural light
- Timeless light filled kitchen with ample storage
- Second formal living or dining area with double French doors
- Established hedges to maintain privacy
- Historical cottage offering a kitchen, 2 bedrooms and a bathroom, all beautifully maintained
- Open fireplace in both main house and cottage
- Concreted, outdoor entertaining area
- Large garden shed

Rates: \$2,079.49 (approx.)

## MORE DETAILS

Property ID	2BQHZ6
Property Type	House
Land Area	1.1 hectare
Including	Ensuite Toilets (4) Outdoor Entertaining Built-in-Robes Fully Fenced

### Mark Dwyer 0498 003 774

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