






59 Marion Close, Wimbledon

Escape to Nature: The Tree Change You've Been Searching For

Step into Strathazel, a thoughtfully designed home set on almost 20 acres of rolling countryside. Built in 2015, the residence combines contemporary comfort with rural charm, offering generous proportions, light-filled living spaces and an outlook that stretches across the surrounding landscape. Multiple living zones, a theatre room and an upstairs retreat provide space for the whole family, while the enclosed entertaining room with swim spa is perfect for year-round relaxation.

The heart of the home is the gourmet kitchen, finished with marble benchtops, abundant storage and a seamless flow into the dining and family spaces. Five spacious bedrooms, including two bedrooms with ensuites, ensure everyone enjoys privacy and comfort. When hosting guests on the north-facing balcony, this is a home designed for both entertaining and everyday living.

Beyond the house, the property offers a true tree-change lifestyle. Oak Truffle, hazelnut, olive and apple cider trees of varying species, as well as a fully enclosed orchard, line the property and create a

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FOR SALE
Contact Agent

VIEW
Sat 2nd May @ 9:40AM - 10:00AM

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 **LJ Hooker**

prime farming opportunity. Well-planned infrastructure includes a hazelnut processing shed, machinery sheds, ample water storage and a reliable bore, making the land both productive and practical.

Positioned just 26 km from Bathurst, 22 km from Blayney and 58 km from Orange, you're close enough to thriving regional centres yet far enough to enjoy absolute peace and privacy. For those dreaming of a slower pace, more space, and the chance to live closer to nature, 59 Marion Close offers the perfect country escape without compromise.

Other features include:

- 4 bedrooms + upstairs retreat/optional 5th bedroom
- Master suite with walk-through robe & ensuite
- Spacious open-plan living + formal lounge/dining
- Theatre room complete with surround sound system
- Gourmet kitchen with marble benchtops & abundant storage
- Enclosed entertaining room with swim spa
- Rural views from all aspects
- 3 well-appointed bathrooms
- Additional 4th toilet off the mudroom/laundry
- Double glazed windows and modern energy efficient building materials
- Double garage with workshop and loft storage
- Multiple sheds including hazelnut processing shed & machinery storage, all powered.
- Established hazelnut, olive and fruit orchards
- Reliable bore with pump and mains power
- Irrigation system throughout
- 3 Good sized dams (one equipped with a pump)
- Total tank capacity of 177,000L (150,000L tank plus 5 smaller tanks)
- 3 additional 40,000L fibreglass tanks set for the irrigation system (equipped with pump)
- 4kva Solar system + three-phase power
- 2 Paddocks well established for livestock
- Steel cattle yards
- Set on approx. 7.64 ha (18.9 acres) of land
- 26 km to Bathurst, 22 km to Blayney, 58 km to Orange, 223 km to Sydney

MORE DETAILS

Property ID	2C4HZ6
Property Type	AcreageSemi-rural
Land Area	18.87 acre
Including	Toilets (4)
	Spa
	Balcony
	Built-in-Robes
	Fully Fenced
	Solar Panels

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