



3 West Wimbledon Road, Wimbledon

## Your Country Escape Awaits

Set on approximately 1.3 acres and only 20 minutes from Bathurst, 3 West Wimbledon Road delivers the perfect blend of country charm, modern updates and relaxed lifestyle living.

Beautifully renovated throughout, this inviting property offers an exceptional opportunity for families, or those looking to escape the hustle and bustle while remaining within easy reach of both Bathurst and Blayney.

The home showcases a warm and welcoming atmosphere with updated interiors, light-filled living spaces and a practical family-friendly layout. At the heart of the home is the open plan kitchen, living and dining spaces, featuring large floor to ceiling windows that showcase an abundance of natural light and country views. With a flexible layout which would easily cater for a 4th bedroom, the home also boasts updated finishes throughout that add a fresh and modern touch.

Outside, the property continues to impress with extensive shedding, offering the perfect solution for trades, storage, workshop space or hobby enthusiasts. Complementing the practical outdoor setting, is a stunning entertaining area designed for year-round enjoyment, providing the ideal setting for weekend barbecues, family gatherings

3 2 5

### FOR SALE

Guide \$800,000 - \$850,000

### VIEW

By Appointment

### AGENTS

Mark Dwyer  
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Abby De Losa

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### AGENCY

LJ Hooker Bathurst  
02 6331 5041

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or simply relaxing while taking in the peaceful rural surrounds and picturesque outlooks.

Whether you are seeking a family home, hobby farm potential or a quiet country retreat, this property offers the lifestyle many dream of. Contact Mark or Ella to book your inspection today!

Property features include:

- Open-plan kitchen, living and dining area
- Functional kitchen with ample storage and bench space
- Light-filled interiors with modern finishes throughout
- Updated bathroom, laundry and ensuite
- 3 great sized bedrooms, main with ensuite and WIR
- Wood fireplace and split system air conditioning
- Shedding and undercover carport or entertaining area
- Peaceful rural setting within easy reach of Bathurst and Blayney
- 5,261sqm block size
- Fully fenced
- Solar Panels

Rates: \$658.89 (approx.)

## MORE DETAILS

Property ID	2MJHZ6
Property Type	House
Land Area	5261 m2
Including	Toilets (2)

### Mark Dwyer 0498 003 774

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