

12 Potch St, Lightning Ridge, NSW 2834

Sold - \$230,000

House 3 1 2



Comfortable Home and Huge Industrial Shed

12 Potch St, Lightning Ridge

Freehold Title

Great Value: From \$255k to \$265k

I offer the rare opportunity to have a relaxed life-style while being able to run your business from home. With 2,125 square metres of land, a very comfortable, homey 3-bedroom residence and a huge workshop, I am a tradie's and miner's dream.

My 10m x 9.5m area workshop is in "as new" condition and is around 5m high. It has a solid concrete floor, gantry, 3-phase power, 6 solar panels (1.5 kw) and a 5,000L diesel tank. My owners, who came and fell in love with the Ridge 30 years ago, used this facility to construct much of the equipment needed for their successful mining adventure.

My main bedroom has reverse cycle a/c and the other two have ceiling fans and portable a/c. The air-conditioned, open plan kitchen/dining/lounge is great space for family and friends. My bathroom has a large spa bath, separate shower and vanity. My loo is separate. My neat kitchen has a pantry, double sink and an upright electric stove.

The 3rd bedroom opens out to my screen-enclosed BBQ area which is great for relaxation and entertaining. Just past that, is my licensed bird aviary which could be a nice greenhouse if birds are not your thing.

The solid concrete drive-way leads up to a double lock-up garage, with the laundry at the rear, and extra under-cover parking in the double carport. I am fully fenced and neatly enhance with some shady trees and garden beds.

Although "The Ridge" may seem remote, it is alive with tourism, business, culture and community.

Learn about Lightning Ridge at <https://lightningridgeinfo.com.au/> \$34 Million Gem Centre for Lightning Ridge <https://www.theland.com.au/story/5961028/opal-centre-gains-green-light-funding/> The Amazing Olympic pool centre <http://www.maps.com.au/Advertisers/AdvDetail.asp?AdvertiserID=4072>
This Property and Town have so much more to offer - a must to come and inspect. Call Glen today to make an appointment on 0439 864 600

Listed By

Glen Ryan

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Open for Inspection

By Appointment.

Property Features

- 3 Bedrooms
- 10m x 9.5m Workshop
- Open Plan k/d/l
- Screen Enclosed BBQ area
- Spa bath
- 2,125 m2

