

83 Mitchell St, Geurie, NSW 2818

Sold - \$575,000

Acreage 3  2  2 



'Willowbend ' - An Affordable Small Farmlet in Geurie

A desirable opportunity to purchase a tranquil small farmlet of 6.7 acres (approx.) with town water connected and just moments from everything the quaint township of Geurie has to offer.

Open for Inspection

By Appointment.

Bursting with charm and character, the three bedroom cottage enjoys a scenic rural atmosphere overlooking the adjoining Crown Reserve.

Recently fenced into four paddocks with 2 auto fill troughs and 1 rainwater trough, you can house a pony or two, enjoy winter campfires or simply appreciate the peaceful lifestyle.

With Dubbo or Wellington being an easy commute, here is an affordable opportunity to purchase a relaxed rural-like lifestyle with village conveniences nearby.

- 3 bedrooms, main with built-in
- Cosy lounge with LPG gas timber look heater, split system RC AC
- Eat in kitchen with wide freestanding gas oven and 5 burner hotplates
- Modern bathroom with vanity, mirror cabinet and built in shelving
- Covered north facing verandah - perfect for entertaining or relaxing
- Neat and tidy, external second bathroom with shower and toilet
- Extra long double carport attached to the cottage, 3rd toilet in laundry
- Detached double garage with open bay shed; external storage room
- Detached double carport - ideal for boat or caravan storage
- House yard plus 4 paddocks with 2 x auto fill troughs (town water)
- New fencing (only 3 years old), solar power electric fence tape
- Town water, septic system, dog yard/chook yard, 2 x horse shelters
- Only one neighbour. Geurie Creek and duck pond at rear of block
- Adjoining reserve & opposite Geurie Racecourse Recreation Reserve
- Approximately 800 metres to Mitchell Inn and French Press Cafe
- Easy commute to Dubbo (28 km) or Wellington (22 km)
- Bus service to Dubbo and railway station

Listed By

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