



## MONA'S COTTAGE



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2



2

## 3759 Sofala Road, Wattle Flat

Sold for \$410,000 (Dec 25, 2019)

Circa 1860 Mona's Cottage is situated in the peaceful village of Wattle Flat. Perfect for a horse loving family with room for lunging, training and direct access to 100 acres of common land and riding trails. The property also features two stables and yards, undercover grooming area, feed and tack storage area, your own bore and established fruit trees and gardens and potential to sub divide subject to DA as there are two titles and side access to rear block. Comprising of lounge, dining and family room and boasting 13ft ceilings and ornate fireplaces throughout. Verandas front and back to sit back and relax on and look over your very own park like 2.25 acres. This property is in close proximity to the Wattle Flat Primary School and has the convenience of a service station and weekly bus service into Bathurst. Phone to inspect this solid homely cottage today.

<b>Property ID:</b>	L927277
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	2.25 acres

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