

17 ACRES ON THE ICONIC MOUNT PANORAMA

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489 Conrod Straight, Mount Panorama

Sold for \$1,600,000 (Sep 16, 2020)

Bathurst is home to some amazing pieces of real estate, each located in their own distinct suburb or locality that makes them truly unique. One such property lies on some of the most coveted stretches of land this side of the Blue Mountains. Grant Maskill-Dowton presents 489 Conrod Straight, Mount Panorama.

Up for sale for the first time in 88 years, these 17 acres of prime land feature a number of structures over its two titles. All up there are 6 bedrooms and 3 bathrooms, a house being the main home and its detached extension, the shed, historic orchard, views for days and a pine tree lined boundary sets the rest of the scene for this truly special estate situated on Australia's most famous race track.

Main Residence features include but are not limited to:

- Open concept kitchen, meals and family area
- Functional kitchen with electric cooking and breakfast-bar
- Three spacious bedrooms plus a separate study
- Updated bathroom plus and additional wc off the mud room

Property ID:	L929253
Property Type:	House
Garages:	4
Carports:	2
Land Area:	17.0 acres

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- Gas heater plus a reverse cycle split system
- Undercover front verandah with soaring views over town

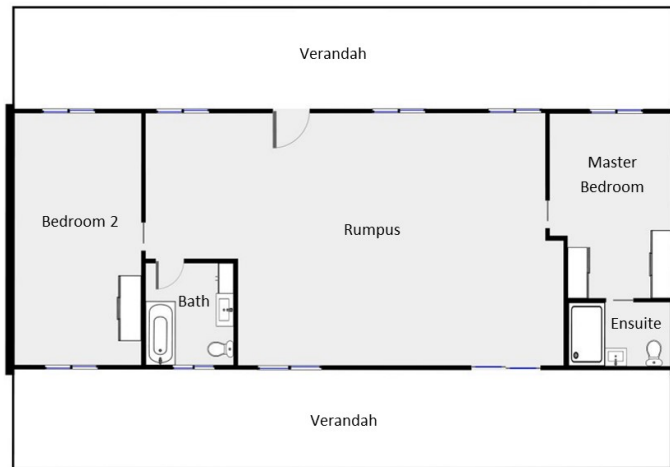
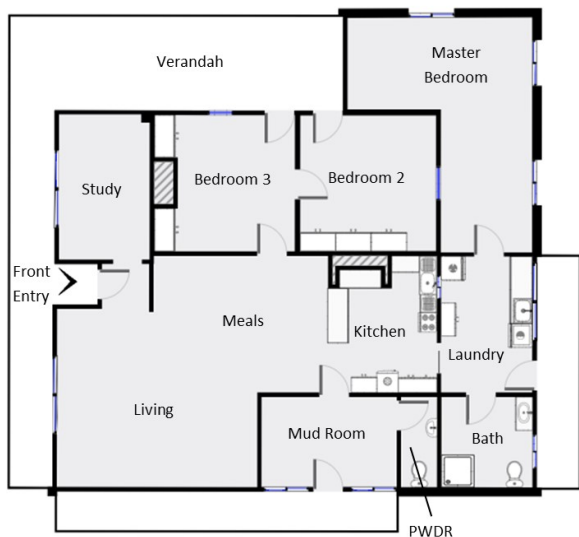
Separate Extension features include but are not limited to:

- Generous open concept living space with pitched roof
- Spacious separate sun-room
- Three sizeable bedrooms (two with built-in robes)
- Modern family bathroom plus an ensuite to the master
- Slow combustion wood fireplace plus split system and ceiling fans
- Undercover front verandah with soaring views over town

Additional features include but are not limited to:

- 17 acres spread over two titles with four paddocks
- Picturesque 180-degree views back over the city
- Plenty of shedding, a historic orchard and a 6.6kw solar system
- Town water connection and a well-sized dam

These opportunities only come around every so often in a lifetime, with buyers usually holding onto the real estate in this location for generations. There's more to see and this property must be seen to be believed. Inspect today. Call Grant Maskill-Downton.



Disclaimer: Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however are to be used as a guide only, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.