



41 Reservoir Road Bargo, NSW

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## Family Rural Living ? Rare find on 3 acres

SIMPLY HAS IT ALL - PRICED TO SELL \$\$\$\$\$

This is a great opportunity to purchase this beautiful three acre block that is a very rare find in today's market, enjoy well fenced paddocks stables superb side access that caters for the perfect hobby farm/ trucks and tradesman.

The charming cottage family home has modern aspects, enjoy plenty of natural light making the home very warm and inviting to live in.

- 3 large bedrooms plus a study, built ins to all, ensuite off the master
- Spacious open plan kitchen with gas cooking plus dishwasher
- Large covered entertainment area, split air conditioning, ceiling fans, gas heating
- 4 Stables, 2 paddocks plus a dressage arena (45m x 25m)
- Level cleared block, town water, well fenced

This property offers wonderful value for money. The home has terrific potential and the aspect is superb is a sensational package with a wonderful outlook in a popular street.



**Gerard Smith**