

## 2 Bowden Drive Bourke, NSW

10 acres, 4 Bedrooms, 5 minutes from town!

Price : SOLD

4 2 3



Just minutes from town this 4 bedroom hardi plank home featuring both front and rear timber deck verandahâ€™s welcomes you in to a very spacious and comfortable home, all 4 bedrooms are carpeted, have ducted evaporative air-conditioning that is throughout the home as well and all equipped with built inâ€™s wardrobes. The large main bedroom featuring also a very spacious ensuite which includes spa bath, shower toilet and vanity.

The modern kitchen has a nice open and fresh feel about it, with lots of cupboard space for storage, a twin stainless steel sink, dishwasher, 4 electric hot plates and electric wall oven for that nice sleek finish, this conveniently opens into the lounge room and dining area that includes a freestanding wood heater for the cooler months.

Down the hallway, the homeâ€™s main bathroom has both shower, bath and vanity and nice tiled floor and separate toilet and laundry.

The exterior of the home also has much appeal, from both front and back of the home there is a perfect spot to sit on the 14 metre x 3 metre timber deck overlooking an extensive and well maintained garden and lawn area, which is filled with multiple well established fruit trees. Amongst this beautiful yard there is a solid concrete floored garden shed at the rear of the property alongside a well fenced chook run for that fresh everyday produce of eggs or vegetables.

This privately situated out of town property still retains some urban features such as filtered town water, raw water to the gardens. Rainwater is also well catered for with 5 poly tanks totalling 36,300 litres.

The 10.1 acre property is well fenced consisting of steel posts, 5 plain and 1 top barb wire. This home would suit anyone looking for that private out of town feel but still with all the perks and convenience of close to town life.

Representative

Courtney SimpsonProperty ID 3597860

**Schute Bell**  
Property