



# FOR SALE

## OWNER SAYS SELL!!!

Wanted: A family to just move in and enjoy 2 hectares (5 acres) of tranquil rural living close to the city. The vendor is keen to begin a new chapter and is motivated for conversation with a very lucky purchaser.

This outstanding property is sure to please anyone looking to escape the rat race while still living close to all amenities and an easy commute to the CBD. From the moment you enter impressive driveway, you just know something special awaits you.

This solid brick and tile home has been lovingly maintained and from the moment you approach the house you know it promises something special.

- 4 br (3 built in)
- Separate lounge/ dining
- Massive modern kitchen with clean lines featuring ample cupboard space for any hostess, large fridge space, double wall oven and dishwasher
- 2 bath / 3 toilets
- Large easy care tiles to living and wet areas, quality carpets to bedrooms
- Ducted air conditioning throughout
- Stunning suede effect paint on feature walls to compliment the individual feel of each room
- Attractive brick feature wall in the 4th bedroom/ media room
- Large laundry with plenty of storage and double sink
- Covered alfresco area facing North East to take best advantage of both summer and winter entertaining
- 2 x stables complete with tackle room and wash down bay
- 2 sheds (3.5x 4mtrs plus separate garden shed )
- Water tanks aplenty (2 x 22000 litre + 1 x 5000 litre rain water sheds)
- Solar (20 panels/ 5kw)

Properties such as these don't come along every day especially when it's priced to be snapped up by savvy investors quickly, so whether you're looking to spread your wings or you need room for a pony, this quality property will not disappoint.

Call Roz at Your Property on 0413 07 07 07 or email to [roz@atrealty.com.au](mailto:roz@atrealty.com.au) and make an appointment to start living the dream.

4 BED | 3 BATH | 3 CAR

### PRICE:

Offers over \$599,000

### OPEN FOR INSPECTION:

N/A



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