



# FOR SALE

## A DREAM WITHIN REACH!

Excellent opportunity at only \$450,000!

Have you been yearning for a bit of space and tranquillity around you, want your kids to play outside more than in, want a substantial characterful home with many rooms easily converted to fill all your changing family needs? Do you insist on a modern kitchen and bathroom, space for a shed to tinker in, vege gardens, fruit trees, chooks and fresh rainwater?

Would you like a sunny patio to enjoy your morning coffee and a deck to enjoy a sundowner or two?

Let's throw in substantial loft rooms plus a separate entry studio/granny flat, ideal for your mature child still living at home – or maybe your elderly parents?

Add to this a truly magical garden with lots of mature English and Australian trees, complete with a swing in the Old Australian Red Cedar tree and a cubby in the Jacaranda overhanging the side deck and a seat under the Old Oak tree. Can you picture little ones safely climbing the luscious Mulberry tree to reach the juicy black fruit - getting stains on their fingers, mouths and clothes – the laughter and smiles on their faces?

You rarely find a property that ticks so many boxes, so let's put this one to the test to see if it will suit your extensive list:

- You need at least 4 bedrooms – 4 down + the loft rooms, so you will have potentially 6! ✓
- Want a modern kitchen and bathroom? The home is a 1960's built but was renovated in the 1980's and recently refreshed again. Brand new oven and hob in the kitchen as well as a brand new separate loo as well. ✓
- Want space to move and breathe, close to town yet rural? It's only 2 km from town and one of only a handful of its size zoned rural. (2,833 m2) ✓
- Dreaming of fruit trees, vege patches, chooks, rain water and a more self-sustainable lifestyle? There are lemons, peaches, nectarines, apricots, apples, mandarins, mulberries and figs – to mention but a few. A large, modern chook pen is near the massive Elk tree with the kids swing and there's a large rainwater tank on the side of the house. Raised vege beds are ready for your choice of home grown produce. ✓
- Want your kids to be kids and run around barefoot, climbing trees and enjoying more of an

5 BED | 1 BATH | 0 CAR

### PRICE:

Price drop to \$450,000

### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.