



# FOR SALE

## FENCED ACREAGE WITH BIG SHED

Wow! One of the best opportunity's I have seen in the beautiful Ginkgo Woods Lake Clifton area for a long time! Snooze and you will definitely lose! Sensational 2.01Ha, 5 acres approximately flat block, partially cleared with beautiful large Tuart trees, new fencing, crushed limestone driveway, all the hard work is done the options are endless.

### Special Features:

- Fully lined powered colour bond Shed 21m x 9m + 21m x 3m lean-to
- 3 phase power and lighting and power points throughout shed.
- Bathroom with laundry, shower and toilet.
- TV antenna with booster. Telephone lines also run to shed.
- Outdoor hot & cold shower.
- Separate living space with enclosed wood frame bedroom.
- Solid fuel fire in lounge area plus 2 ceiling fans.
- 3 Roller doors with 3metre clearance
- New Bore with pump plus reticulation
- New 104,000 lt rain tank with brand new pump to the shed.
- 2-year new fencing all around the property
- Crushed limestone driveway with large turnaround area at the rear.
- Septic tank.
- Modern kitchen with double sink, stainless steel gas cooktop and extractor fan plus an electric oven.
- Separate paddock to the rear enclosed chook pen and veggie patch.
- Copy of plans available to build your dream residence to the front of the building envelope.

The Large 21m-9m brand new colour bond shed with 21m-3m lean-to is fully lined. It also has 3 roller doors with 3-metre clearance for Boat, Caravan or Truck. The owner has put in a beautiful modern kitchen and oven. Plumbing completed with new toilet, shower and laundry area. There is a solid fuel fire in the hangout area to keep you warm while you build your dream home. This property will definitely become someone's rural oasis as all the expensive hard work is done! This property includes a brand new limestone driveway leading right up to the rear of the shed, easy access for all your toys and caravan. Yes, new fencing surrounds this property! The bore is ready for reticulation. The large 104,000-litre rainwater tank has a brand new pump and connected to the shed. Power is connected and telephone lines are in. What more could one

1 BED | 1 BATH | 0 CAR

### PRICE:

Mid to High \$300,000

### OPEN FOR INSPECTION:

N/A



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