



# FOR SALE

## OWNERS SAY SELL NOW!!!! - 5 ACRE EQUESTRIAN PROPERTY

Attractive, modern hardieplank 3x1 cottage tucked away in a peaceful cul-de-sac location, the shady verandas overlook a fully fenced, dog/child safe gardens, neat & tidy chook pen, fruit trees and separate veggie patch. The horse facilities include 6 well fenced paddocks 5 under irrigation, full sized, fenced & reticulated arena, a convenient tie up/wash bay, round yard, tack/feed shed plus a lean to and spacious chook pen. The man of the house will not be disappointed with the large, 3 phase powered and lit workshop/shed. This picture-perfect property has already been improved by the current owners but if you require the extra space there is a concrete slab already in place (subject to the usual approvals)

### IN MORE DETAIL

- . High ceilings to main living area
- . Gas hot water system
- . 90,000 litre rain water tank
- . 2 x 7,000 litre tanks
- . Submersible bore (3 phase)
- . Kitchen, electric cook top and oven
- . Open planned living/dining/family
- . High ceilings, RC split system air conditioning
- . Laundry, separate wc
- . 2 x linen cupboards plus further storage
- . Family bathroom
- . Three good sized bedrooms, two with robes
- . Ceiling fans in all bedrooms
- . Verandas
- . Concrete pad ready for extension/entertaining patio
- . 8x12 workshop (3 phase power) lights and fan
- . Area for float parking
- . Fully fenced garden, veggie patch and chook run
- . Reticulation throughout
- . Fruit trees

3 BED | 1 BATH | 0 CAR

PRICE:  
\$685,000

OPEN FOR INSPECTION:  
N/A



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