



## FOR SALE

### GREAT LAND, GREAT VIEWS, NOW INCREDIBLE VALUE

Located in this tightly held pocket of Ninderry where you'll find some of the best land available in the suburb, you can find peace and quiet, privacy and beautiful views.

This property has so many possibilities, great as a large family home but also very suitable for dual living.

Up-stairs features 3 bedrooms a bathroom, kitchen and living area opening onto a verandah across the front to enjoy your morning coffee and large deck to the back allowing for fabulous rural views and the perfect space to BBQ or entertain.

Down-stairs has built in to create an additional spacious living space with 2 further bedrooms and a bathroom, with its own patio area, single carport and entrance. With a little TLC this is the perfect space for a teenager, AIR BNB or perhaps as a home business space.

The land on offer is totally useable and already fenced into a large dog proof house yard with two further paddocks suitable for horses and a dam at the bottom of the block. The lay of the land would easily allow for a secondary dwelling or super sized shed with easy access down the side of the block.

A two bay shed with power is accessed via its own driveway.

The property has two bitumen driveways and there is a large turn around area for boats and caravans.

#### FEATURES:

- 2.6 useable and fenced acres
- Dam
- 80,000 litres of tank water
- Dual living potential
- Gorgeous rural and hinterland views
- Air Conditioning (split system)
- 10 x 8 m Powered Shed + 2 garden sheds

5 BED | 2 BATH | 3 CAR

#### PRICE:

\$650,000 Negotiable

#### OPEN FOR INSPECTION:

N/A



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