

## FOR SALE

### PICTURESQUE BUSH PROPERTY, 115 ACRES OF NATURAL FOREST AND GOOD WATER SUPPLY.

This property is situated on a bitumen road only 5 mins drive south of the picturesque township of Crows Nest township. Ideally located on the way to Perseverance and Cressbrook Dams. One cannot compare this property to another, it is unique.

This lifestyle BUSH property ticks all of the boxes for a bush retreat. Idyllic safe and peaceful area to live and bring up your children. Comfortable 2 bed/ 3rd bed/sleepout , 2 bath home, plenty of tank water, interconnected tanks supply over 70,000 litres of water to the house and extra 2 tanks 30,000 litres pumped from the dam to supply the gardens and fruit trees. ( total capacity of all tanks is approx 100,000 L) Large dam, recently excavated, good catchment is an ideal backup for water storage. Beautiful walking tracks to stroll on and enjoy the natural bush fauna. Cleared tracks around the boundary for a trail bike or horse riding. Good boundary fencing to secure livestock. Plenty of sheds; large shed to fit caravan and four-wheel drive, powered workshop and water connected. Plus a toilet and mezzanine floor for more storage. 15 acres cleared around the house the balance of the property is heavily timbered bush.

A double colorbond shed with secured car parking at the house.

The "WOW FACTOR" is the large deck that leads out from the open plan living area. Facing north set in a tranquil setting looking out at the natural flora and fauna of the native Australian bush-land. Wonderful area for entertaining or just relaxing. Connected is an enclosed sun-room / office.

There are so many new improvements on this property it is hard to list it all! Come out and see for yourself.

#### HOME

\*Modern spacious kitchen, gas cook top , electric oven and huge walk in pantry, power connected, room to store fridges.

\* 2 generous Queen size bedrooms.

\* 3rd bedroom/ sleepout with ensuite.

\* Open plan dining and living areas, complemented with timber floating floor and combustion wood fire. Plus a formal dining room, separate toilet, and hand basin.

\*Through the fernery inside the home is an Internal ramp( no steps) at side entry door leads to a large sleep-out and the third bedroom with ensuite. ( toilet shower and vanity)

\*Separate family bathroom, vanity and shower.. Built-ins robes and plenty of storage space and

3 BED | 2 BATH | 5 CAR

#### PRICE:

\$519,000...115acres

#### OPEN FOR INSPECTION:

N/A



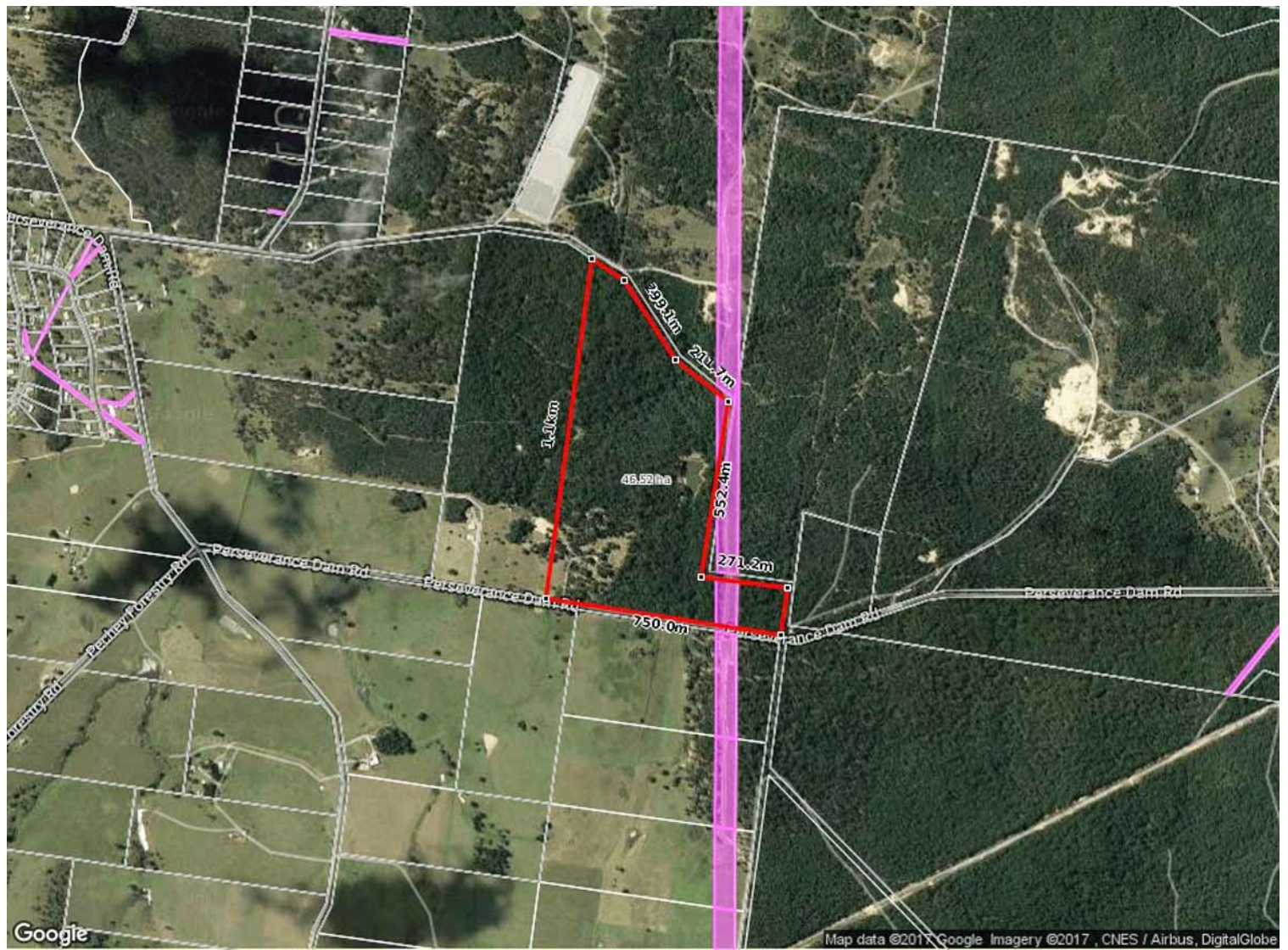
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.