



# FOR SALE

## "LYLOU" - EXCEPTIONAL HORSE PROPERTY - 40 AC JUST BRING YOUR HORSES

\* Tree lined all weather driveway leads straight to the HUGE 7 bay Machinery Shed half concrete floor /power and the double lock up garage, if you follow this around the shed the all weather drive leads to the HORSE Area....

and to the Cattle Facilities. Unloading ramp with cattle crush ( under cover) and fenced for security, these lead cattle or horses to several holding yards behind the CAMP and a rubber lined small round pen, fantastic for young cattle or horses arriving. THE LIST IS ENDLESS FROM HERE !

\* Under cover Rubber lined round yard adjoins the Saddle Storage 20' Container, Fenced Breezeway for Hay / Feed , Wash Bay and 4 Walk in Stalls and steel yards, fantastic tie up area , Vet Crush with non slip concrete floor and Shade Trees.

\* Beside this Open Horse Walker ( 3 Batt) sand surface

\* Mechanical COW on Tracks and large purpose build Sand Stop and Turn arena in front of this

\* Approx 45m Sand Surface Round Pen with Lights

\* FULL SIZE Campdraft Arena - Judges / commentators BOX, Under cover Seating for the spectators

\* Great Paddocks all with troughs watered from the BORE , Dam water also

\* Stallion Yards with Shelters and several other paddocks have shelters.

this is an exceptional set up - very user / horse friendly property

THE HOME:

3 BEDROOM Brick low set home, with lined shady verandahs front and back , fantastic low maintenance gardens surround the home, New Carpet, Dishwasher, Air conditioned Lounge and Master Bedroom, Sep Toilet off the Laundry , Security Screens, 5 kw Solar Back to Grid system, Aqua Nova Sewerage System.

IF YOU HAVE BEEN SEARCHING FOR HORSE UTOPIA - " LYLOU " awaits your inspection

3 BED | 1 BATH | 9 CAR

PRICE:  
\$690,000

OPEN FOR INSPECTION:  
N/A



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