



**SOLD**

## THE BIG SHED HOUSE!

Kylie Toole @realty would like to present this 11.04 acre property for sale. There is so much potential here at this price. With only a 1km walk to town and direct access to the recreational Rail Trail and Blackbutt Showgrounds this property is perfectly positioned. The front section of the property is cleared and the back 5 or so acres is natural bush which could be cleared if desired. The price includes machinery as well. All listed below.

Features are:-

-60ft x 40ft Shed house all fully Council Approved as a Class 2 Dwelling. Front and side verandahs add extra dimensions.

-3kw Solar system

-Large modern kitchen with huge walk-in pantry; electric cooking; and wonderful wood stove which is used for cooking and also heating the entire home.

-Two modern bathrooms. One is wheel chair friendly

-Three good size bedrooms with ceiling fans

-Large living/lounge/dining area with air con in the lounge/dining

-10,000 gallons rainwater to the home

-2500 gallons rainwater for garden and stock

Outside

-Huge dam stocked with plate size yellow belly, bass and silver perch; this dam is very deep.

-Large corrugated iron shed with power; other utility sheds housing the chooks and ducks

-6m x 3m lockable container with 6m x 7m lean to

Machinery included

-23HP Kubota tractor with slasher, front bucket and post hole digger

-wood block splitter -20 tonne - splits wood for wood stove

-Cox ride on mower

I am available 7 days a week for inspections by appointment. This property has lots to offer at this price. Ph Kylie on 0409 623 473

**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$250,000

**OPEN FOR INSPECTION:**  
N/A



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