



# SOLD

## FABULOUS, FAMILY AND HORSE FRIENDLY ALL USEABLE ACREAGE

Located in the ever popular Ninderry this property offers an unbeatable 1.5 acre block of land , totally useable and fully fenced this is the type of property that very rarely changes hands. There's so much space for the kids to run free, an array of mature trees to climb , a chook caravan that comes with the resident chooks and a fully fenced paddock so they can have their long wished for Pony.

The spacious home features a modern renovated bathroom with large walk in shower , modern kitchen with stone bench tops and smeg appliances , a dedicated study and a great lay out for family life with two seperate living areas and multiple outdoor entertaining areas ensuring fabulous flow to the outdoors and lots of opportunity for BBQ's, a game of footy or room for a pool.

Winter evenings can be spent enjoying the ambience whilst cuddled up on the sofa in front of the fire or keeping cool in the summer with great cross breezes , air conditioning and fans in place.

Located just a stones throw from two beautiful country schools , 5 minutes to the Yandina Village with all of it's amenities, cafes and market and just 15 minutes to the beach, what a lifestyle!

If it's boats , caravans or cars that need to be housed there is ample under cover parking on offer as well as a sealed turn around area.

At this price you have room to add your own taste to the property without fear of over capitilising in a suburb that is very quickly going up in value due to the highly desirable lifestyle on offer.

Call me today to avoid disappointment.

### FEATURES:

- Air Conditioning
- Fire Place
- Stone Bench-tops
- Smeg Gas Cook-top
- Solar Hot Water
- 4 Bay tandem Carport
- 2 Bay shed with 1 Bay Carport
- 1.5 acres , all useable and fenced
- Fenced Horse Paddock
- Orchard and Chook Pen

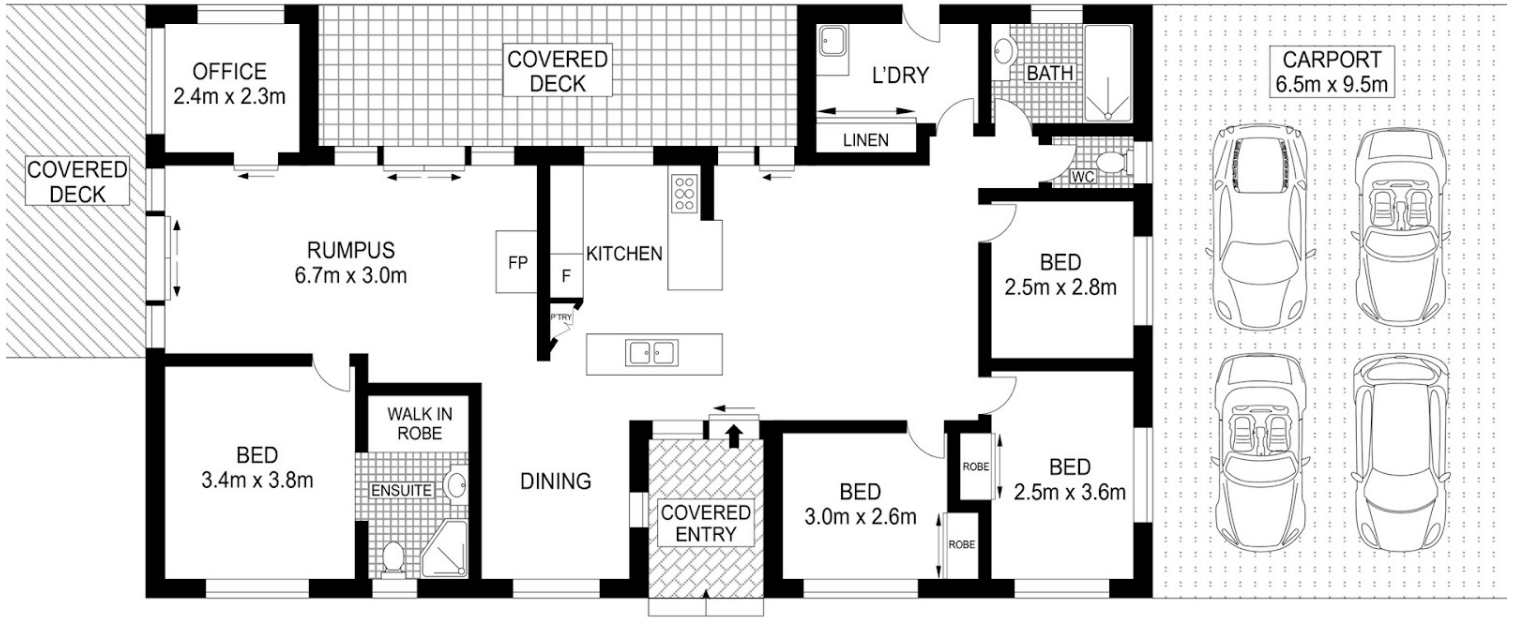
4 BED | 2 BATH | 6 CAR

PRICE:  
\$675,000

OPEN FOR INSPECTION:  
N/A



**Tracy Fishburn**  
0449141349  
tracy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 139 m<sup>2</sup>  
EXT: 101 m<sup>2</sup>

213 Fairhill Road, Ninderry

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.

Tracy Fishburn  
0449141349  
tracy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

