



## FOR SALE

### MOORINA'S BEST PROPERTY AT MOORINA'S BEST PRICE

This beautiful 2 Storey Family Home (Approx. 328 sqm under roof) is set well back from the road sharing her space with the Birds, Kangaroos and Koalas. Consisting of 4 Huge Bedrooms plus an Ensuite, 2 Separate Living Areas, Large Kitchen and Full-Length Verandas front and back. Complete with separate Laundry, Polished Timber Floors and Air-Conditioning. Freshly painted.

Downstairs consists of a Large Bedroom/Home Office, Lounge Room and outdoor Entertaining Area. Has its own Parking, Entrance, Gardens and a Woodfired Pizza Oven. This has the potential to be a separate Granny Flat.

The Shed is 144 sqm and 5.3m High with a service pit. Positioned and set up to accommodate any size Machinery, Truck or Bus. Complete with its own meter box and 15amp power.

The grounds are perfect for horses with great paddocks and a huge dam in place. Fully fenced and extremely well looked after. The gardens are irrigated from the dam with a 12hp diesel pump capable of pumping 20,000 l per hour. The meter box is set up to be run by generator if needed.

Just down the road is Sheep Station Creek Conservation Park. 231ha set up with a network of tracks signposted and suitable for walking and horse riding.

Everything has been thought out here. This is the first time offered for sale by the original owner. Your inspection is a must.

- Large Family Home 328sqm
- 4 ha or 9.88 acres
- Multiple Living Areas + Granny Flat Potential
- Air Conditioning
- Full Length Verandas
- Large dam
- 46,000 l Water Tanks
- Truckies Shed

Call Pat today and arrange for your personal inspection.

4 BED | 2 BATH | 7 CAR

PRICE:  
OFFERS OVER \$775,000

OPEN FOR INSPECTION:  
N/A



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