

63 CHECKER ROAD WAIKERIE



## FOR SALE

### SPACE AND SHEDDING WITH THIS NEAR NEW HOME!

Built in 2010 this home is situated on over 1 1/4 acres of land with shedding and enough room to turn a truck.

3 bedrooms main with en-suite and walk in robe. Large open plan living and dining areas look out over a classic native garden at the front of the home. A good sized modern kitchen serves the dining room and also opens onto a great outdoor area. Reverse cycle ducted air-conditioning and heating with zone control keeps the home at a comfortable temperature year round. The heat pump hot water service and gas cook-top keep power bills down while the 1.5 kw into the grid solar array and rain water storage, all add up to savings.

The rear yard is a combination of lawn and native shrubs and fenced from the rest of the property so that both children and pets are secure. Beyond this is a large 16 m x 12 m shed with a with loo, basin, sink and a workshop area and adjoining is a fully covered lockable 6 m x 12 m additional shed area. The back yard extends beyond this shedding a further 45 m. with mostly cleared paddock and would lend itself to a large vege garden, bike track or a small orchard. The main water supply is CIT domestic pressurized supply and the landscaping is water conservative.

3 BED | 2 BATH | 1 CAR

PRICE:  
\$365,000

OPEN FOR INSPECTION:  
N/A



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Approx House Area 191m<sup>2</sup>

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