



## FOR SALE

### BIG BLOCK (1176M2) IN A COUNTRY LANEWAY WITH HUGE SHED WITH 3 PHASE POWER

Are you a tradesman or handyman looking for a big shed to cater for all your tools and storage needs?

Situated on a quiet country laneway in the beautiful township of Frederickton is this lovely big home on just over a quarter of an acre.

The beauty of this delightful home lies in the family-focused layout that delivers a ton of flexibility to accommodate for all your family needs, including a rear wrap around verandah positioned so you can sit and relax while you watch over the kids as they play in the yard.

- 1176m2 Private Block
- Freshly painted inside and out
- New roof on the house and shed.
- The kitchen and dining area is a bright, spacious area that connects with the 5th bedroom or media room.
- There is a large family room upstairs with polished floorboards that lead out to the wrap around verandah.
- Four generous bedrooms (two with built-ins) are kept well apart from living, currently lined with carpet but could easily be exposed so the beautiful timber hardwood floors underneath are showcased.
- The master bedroom is light and airy and enjoys an ensuite equipped with a free standing bath tub.
- The spacious kitchen is positioned to be able to service the living and dining areas with ease, and is equipped with lots of cabinet space, all in one cooktop and oven.
- The main bathroom has been stylishly framed with beautiful timber trims, as well as a timber vanity and huge shower.
- Other features include a huge 18 x 12 metre shed with 3 phase power with three access doors and a raised level perfect for loading vehicles.
- A Carport off the shed which is suitable for a caravan or boat with an extra high roof.
- Downstairs room is separated from the rest of the house and could easily be converted into a granny flat or could be used as a clinic or studio (STCA) and includes an additional toilet.
- Large laundry with lots of cupboard space and easy access to the rear yard.

4 BED | 2 BATH | 8 CAR

PRICE:  
\$410,000

OPEN FOR INSPECTION:  
N/A



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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.