



**SOLD**

## LUXURIOUS LIVING WITH RURAL FEEL

This impressive 459m2 family home had everyone in mind when being designed by the current owners. Open plan living, parents retreat and rumpus area for kids are just a start.

Things you will love about this home:-

- Grand Double Door Entrance
- Separate Theatre at Front of Home
- Study with Skylight to Flood with Natural Light
- Open Plan Kitchen, Lounge, Dining
- Ample Bench & Cupboard Space with Soft Close Drawers
- 900mm Gas Oven & Stove Top
- 950mm Bench Height
- Walk In Pantry
- Double Glass Doors Opening onto Patio
- 3 Secondary Bedroom with Attached Rumpus Room
- Ducted Air Conditioning Throughout
- Apricus Solar Hot Water with Gas Booster, 300Lt storage
- 16m x 7m Powered Shed/Workshop with 3.3m High Access
- 105,000Lt Water Tank plus 2x10,500lt Water Tanks
- Winter Soak
- Plenty of Room for a Horse, Pony, a Few Sheep & Numerous Chooks
- Native Plants to Provide Protection & Privacy
- Track at Rear of Property Leading to Oyster Harbour 500m away
- Great Southern Grammar – 6km
- Bayonet Head Woolworths – 14km
- Town Centre – 21km

- Specifications
- Council Rates - \$2669.28
- Water Rates - NIL
- Primary School – Flinders Catchment
- Secondary School – ASHS Catchment
- Block Size -2.08Ha

4 BED | 2 BATH | 2 CAR

PRICE:  
\$825,000

OPEN FOR INSPECTION:  
N/A



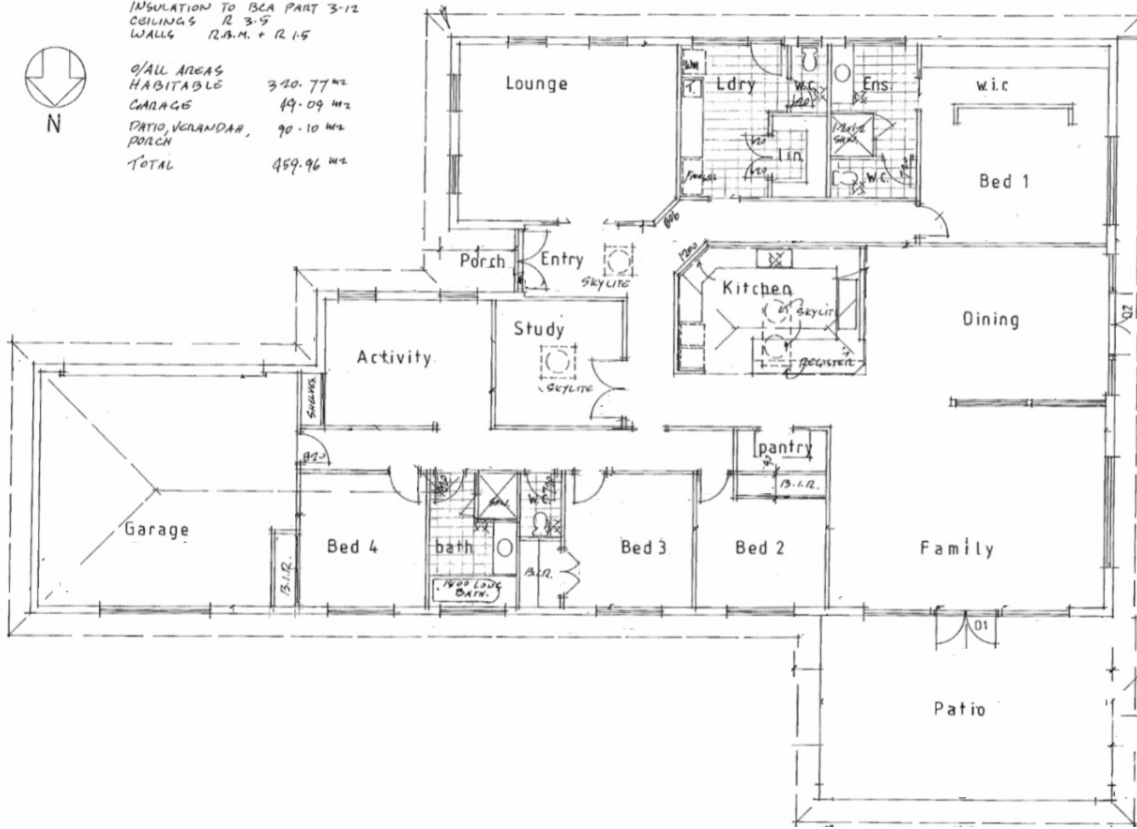
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INSULATION TO BCA PART 3-12  
CEILING R 3.5  
WALLS R 2.5 + R 1.5

ALL AREAS  
HABITABLE 320.77 m<sup>2</sup>  
GARAGE 49.09 m<sup>2</sup>  
PATIO, VERANDAH,  
PORCH 90.10 m<sup>2</sup>  
TOTAL 459.96 m<sup>2</sup>



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.