



# FOR SALE

## OFF THE GRID CITY ESCAPE! BORE! STARGAZERS' DELIGHT! ALL ON 16.68HA

Seldom do you find a parcel of land of this size just 8km from the picturesque township of Killarney, 34 km from the City of Warwick and only 17 km from the Famous Queen Mary Falls! This 16.68 ha. property provides off grid living in a peaceful setting, making it a wonderful family weekend retreat. Ideal for first home buyers, who could live in the shed whilst building their dream home!

### FEATURES OF THIS PROPERTY

- Massive 7 Bay shed, recently rewired and totally powered by solar.
- 3 bays of the shed walls are insulated and sealed for living. 2 bedrooms, open plan kitchen and living area.
- The kitchen has ample cupboards, a double sink and mixer tap.
- Separate bathroom with shower over bath, toilet and laundry facilities.
- A Rinnai Gas HWS provides a never fail hot water supply
- The Solar system is housed separately, with new batteries having been fitted January 2020.
- The shed is serviced by three rainwater tanks, a total of 12,700 gallons storage, good guttering and downpipes are fitted with 'first flush' systems.
- There is an additional 5,200-gallon tank to harvest the share bore water. Gravity fed underground pipes, from this tank, service the concrete cattle trough and the irrigation for the trees and orchard.
- With R3.5 batts insulation in the walls and a wood heater, this living area is cool in summer and warm and cosy in the cooler months. (Plenty of firewood available on the property)
- Shared timber cattle yards are a very handy bonus.
- There is a large veggie garden, protected with wire to keep out the local wildlife.
- With an all-weather access road and mountain views, this property is fully fenced, with a separately fenced house yard, a dam and a share bore.
- Reliable mobile and internet service.

The property has a few acres of cleared land at the front, with the remainder suitable for bushwalking and simply just getting back in touch with nature. You can imagine you're a world away once you wander through the trees with native wildlife and birdlife.

The "WOW FACTOR" is that this area is well known and popular for the dark sky, visiting stargazers come to gaze at the night sky which illuminates with a breathtaking array of stars boasting stunning night skies. Relax in a chair in the evenings, glass of wine in hand, next to the

2 BED | 1 BATH | 4 CAR

### PRICE:

\$359,000....16.68ha

### OPEN FOR INSPECTION:

N/A



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