



SOLD

RUBYVALE GEM

Here is a one-of-a-kind, billy boulder home in Rubyvale, The Gemfields. It is situated 65km west of Emerald. Primary school is only a short drive away and there is a local post office shop and Pub

This home has 3 generous bedrooms, all with built-in robes and Main bedroom as new Split System air con.

The house is situated on a corner block, on just over an acre of land and it is freehold.

The generous size lounge room has a brand-new split system air conditioner as well, Ceiling fan, and fast reliable NBN for the internet lovers. Lots of windows to let the winter sun in, or the cool breeze in the summer and double sliding doors at the front. The lounge room also features billy boulder rock walls.

The kitchen and dining area is open plan with plenty of room, featuring billy boulder rocks at the front. Kitchen overlooks the outdoor entertaining and back yard.

The house features both front and back patios. The back patio being enclosed and secure, great entertaining area.

The bathroom has a sunken bath with a shower over head and lots of cupboard space. The house is currently on town water, but there is also the option of tank water if you prefer, as there are 2 very large waters tanks on the property.

Solar System is a 11.00 KW Inverter GOODWE 2X GW5.0. Panels are 40 x 265 with Brand WGCL Tier 1 self-cleaning panels. 12 months old great for reducing the power bills.

There is enough room for cars or even trucks

There are 2 sheds out in the backyard, that can be used for storing the lawn mower or just for tinkering about in.

Also, there is a large fire pit at the side of the house for those winter nights around the fire.

3 BED | 1 BATH | 1 CAR

PRICE:
\$200,000

OPEN FOR INSPECTION:
N/A



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