



**SOLD**

## AMAZINGLY AUTOMATED AND COMPLETE HOME ON A PERMANENT RIVER!

This beautiful family home offers the ease and convenience of single-level living with most rooms enjoying the connection to the landscaped gardens or the verandahs. Everything is done here, an automated irrigation system supplied by the creek and or Bore and an elevated tank, so no excess water bill here and easy access to the river by foot or vehicle. This fastidiously maintained house has been so cleverly designed to offer comfort, privacy, and style. The expansive 5000sqm block includes lush green grass – so there's lots of space for the kids and pets.

As you enter the house you will be automatically drawn to the unique build style, and the walls are solid brick. The home features 3 bedrooms all with plush carpet and built-in wardrobes, the master bedroom has an ensuite and the other bathroom is modern and roomy.

- Stunning river and garden views
- The modern kitchen features dishwasher, cupboards, pantry, electric cooktop, and oven
- Open plan Living/Dining/Kitchen area
- Large fully screened outdoor entertainment area with servery from kitchen
- Large powered shed, workshop and 2 car garage (Possibly even easily converted to a granny flat)
- Split-system air-conditioning to 3 bedrooms

This property is proudly presented by Vikki Burnett

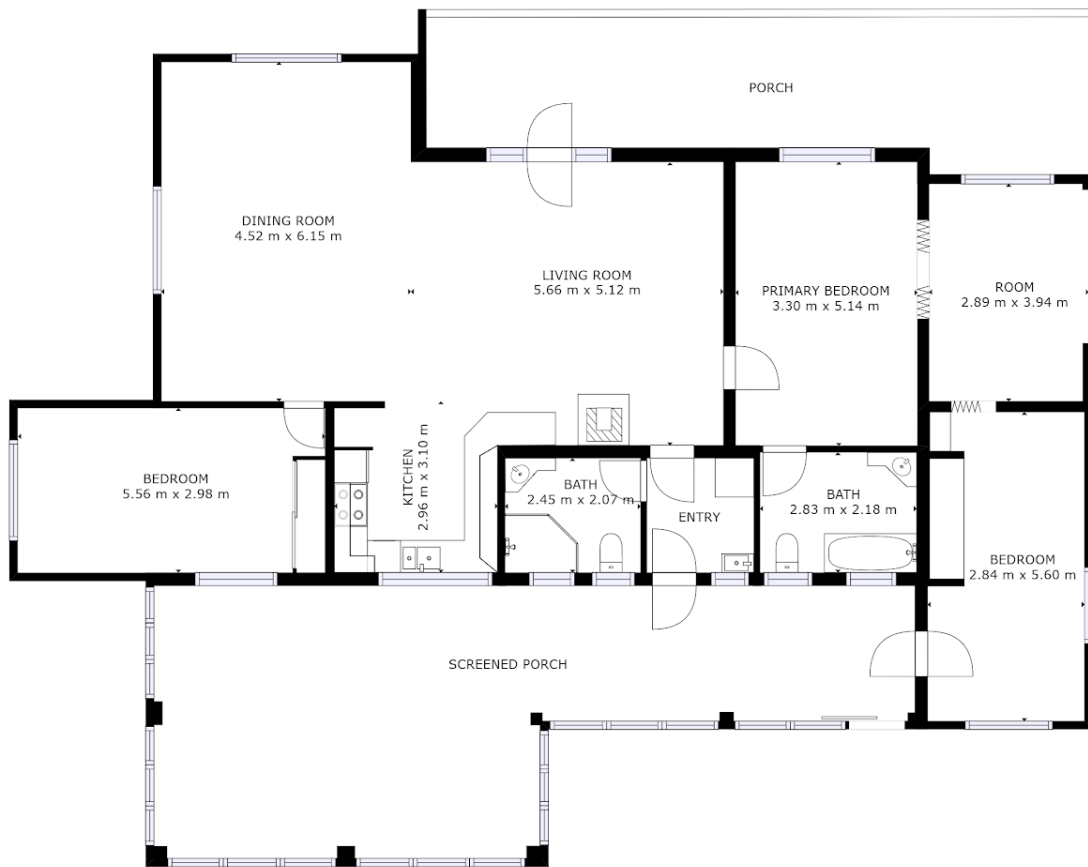
**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$420,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 147 m<sup>2</sup>, EXCLUDED AREAS:  
 PORCH: 82 m<sup>2</sup>  
 TOTAL: 147 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.