



**SOLD**

## QUIET PEACEFUL & PRIVATE CHARACTER HOME ON 8.5 ACRES!

Nestled away surrounded by beautiful trees with plenty of privacy on 3.47 hectares (approx. 8.5 acres). This home has been a family home for over 27 years and now it's time for the current owners to move on and let someone else enjoy the magical memories they have had bringing up their children here.

The house is filled with character and warmth and has been tastefully renovated. Featuring 3 bedrooms, 2 bathrooms, a huge living room, sunroom and study. There is timber hardwood floors throughout along with 10 foot ceilings which gives the feeling of lots of space. The master bedroom is generous in size and has its own ensuite. The kitchen has plenty of bench space and storage, including a walk in pantry with lots of shelving and dishwasher. Soak up the afternoon sun in the sunroom with access from both the living and kitchen/dining.

The landscape is so beautiful and private, filled with beautiful big gum trees and a creek running through. There is a cleared area at the front of the property that is currently holding horses. The property backs onto Lansdown State Forest with lots of walking or horse-riding trails on offer.

With an established vegetable garden of an assortment of mature fruit and nut trees including mango, paw paw, kiwi berry, olive, orange, mandarin, pineapples, macadamia, pecan, chestnut and mulberry trees. Most fruit and nut trees take years to produce fruit but there is absolutely no waiting at all here as these trees are all mature and ready to provide you and your family with nutritious food.

Additional features include a combustion fireplace in the house and shed, rainwater tank, electricity mains connected, double carport with man cave and storage room, additional shed in the far paddock and storage container perfect as an extra hobby room or additional storage space.

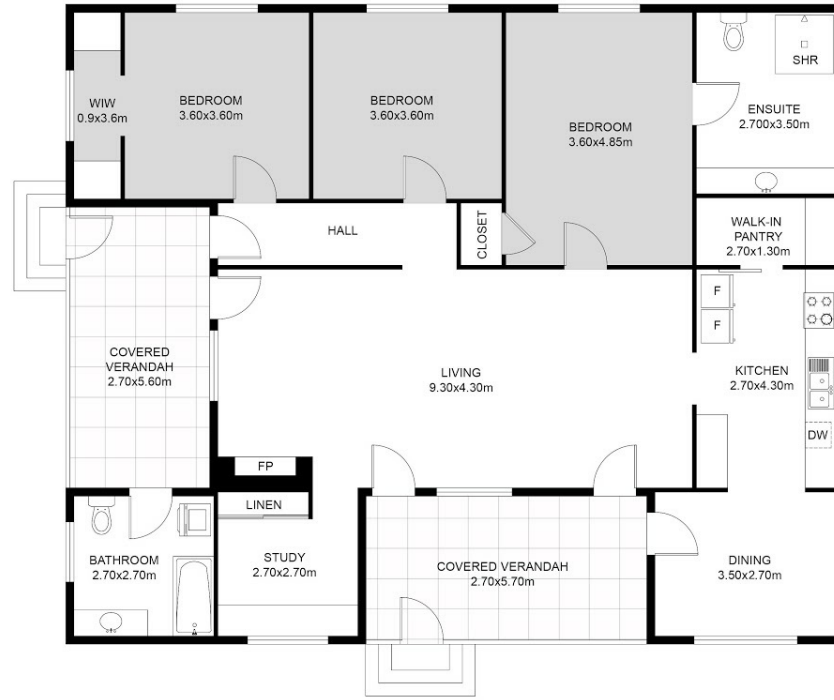
3 BED | 2 BATH | 2 CAR

PRICE:  
\$872,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

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311 Fords Road, Moorland

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.