



**SOLD**

## RURAL LIVING ON THE DOOR STEPS OF THE CITY

This 3.26 hectare property is minutes from the city, Has a spacious open plan Durack 2006 4 x 2 main homestead with a second 2 x 1 cottage renovated 2012, and is currently tenanted whom would like to stay. The main Homestead boasts open plan Kitchen, Dining, family, opening out to a spacious outdoor entertaining area; 4 large Bedrooms with walk-in-robos, Home theatre with surround sound, ducted reverse cycle air conditioning, wool insulation, security system to home and shed (currently not working on monitor) electric gates leading to a 4 car garage and reticulated gardens. The homes are watered by 1x 169,000 Lt rainwater tank and 4 x 19,000 Lt rainwater tanks, 3 wells and 2 bores. Outside there is a substantial 18 x 15 meter steel framed Shed with concrete floor and 3 phase power; split into 2 with 5 x roller doors, a personal door. Attached is an 18 x 3 meter lean too divided into 3 horse stables with steel galvanised yards. Close to public transport, Schools and Shops; all the hard work has been done, and is ready for the astute buyer to nest and enjoy in this amazing property with the added bonus of potential development.

Furthermore, with Solar Panels, Rain water and natural gas this environmentally friendly property is ideal for environmentally conscious family. Inspection by appointment only.

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

**PRICE:**  
\$1,450,000

**OPEN FOR INSPECTION:**  
N/A



**John Ranieri**  
**0409507100**  
johnranieri@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)