



## FOR SALE

### SOUGHT AFTER STREET IN BEECHWOOD - FAMILY HOME ON 1.4 ACRES!

Are you looking for a semi-rural property that offers space and privacy with elevation and stunning country rural views? This solid brick split level home is full of country charm. Located on a very sought after street in Beechwood, within a 5 minute walk to the local swimming hole.

Set in an elevated position on the edge of Beechwood village is this 5637m2 block (approx. 1.39 acres) that features a three bedroom home, rumpus or 4th bedroom, large shed, and views across the Hastings River valley to Bago Bluff.

All the living areas are located at the rear of the home, with beautiful raked ceilings and huge timber kitchen that overlooks the rear yard. Easy flow onto the rear deck and a covered verandah which runs the length of the home. Capturing cooling breezes from the river valley there is a wood heater to keep cozy in winter and ceiling fans throughout for summer.

- Lifestyle property for those seeking convenience and seclusion
- Views of Bago Mountain
- Comfortable lounge includes cozy wood fireplace
- Kitchen at the heart of the home overlooking back deck
- Massive rumpus room, sliding doors provides separate front entry
- Three-way bathroom with access to master bedroom
- High raked ceilings plus floor to ceiling windows adds to sense of space
- Wrap around outdoor entertaining area overlooking rural landscape
- Plenty of space for veggie patch, cubby, chickens and a horse!
- Potential home business, granny flat, sheds or pool (STCA)
- Double garage - 9m x 6.0m shed/workshop with roller doors front and back is solid and equipped with a mezzanine level.

Delivering a classic rural lifestyle you can spend an afternoon relaxing down by the river on Koree Island or take a 2 minute drive into town to the convenience of local cafes, school and family friendly Beechwood Pub. Offering 1.39 acres of land this property is perfect for a family seeking small acreage just out of town!

3 BED | 2 BATH | 2 CAR

PRICE:

\$790,000 - \$830,000

OPEN FOR INSPECTION:

N/A



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49 Korea Island Road, Beechwood

INTERNAL : 173.7m<sup>2</sup>  
COVERED ENTERTAINING : 39.0m<sup>2</sup>  
GARAGE & SHED : 54.0m<sup>2</sup>

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INCONGRUENCIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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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.

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