



**SOLD**

## LIVE A LIFE OF PEACEFUL SERENITY!

This solid brick home on approximately 12.8 acres with 3 sizable bedrooms and an extra large room that could potentially be a 4th bedroom with a bit of work and a terrific entertaining area is now on the market and ready for its new owners. With the added machinery items tacked onto the list of bonuses that this property offers, you will be sure to have everything you need here and ready to go when you move in.

The bathroom has been tastefully renovated in recent times and the cute country kitchen is open plan to the dining room making meal times a breeze. There are some finishing touches that will need to be done to bring this home to a different standard but it is more than livable right now. The hot house for the veggies is fantastic and if you would like to raise your own chickens, ducks or pigs, this is an ideal spot for them to live and roam.

The tractor shed has a double lock up garage attached and if you have horses, there are options to easily create a tack room and stable suitable for several.

Water supplies are a constant with tank, dam & creek water all available and with the neighbouring forests providing protection to the property, you can enjoy the beautiful natural habitat with Wrens, Red Breasted Robins, Wedge Tail Eagles and a lot more wildlife like platypus and even some trout in the dams to enjoy the space with you.

The property is fully fenced with wallaby proof fencing and there is a lovely orchard providing apples, pears and more for you to enjoy. There is also approximately 1000 newly planted Native Pepper Berry Trees (Tasmanian Lanceolata – Botanical Name) which will grow up and create a terrific little side income for your future. The leaves become white pepper and the berries become black peppercorns and naturally there is plenty of space to plant other varieties of income producing plants on the land.

The dams are so beautiful and inviting, that you may even want to swim in them in the summer time and with the flow from one to another and the reeds filtering the water, it is said to be beautiful drinking water also.

If you're looking to get away from the hustle and bustle, then this property could be for you. For more information or to book in your private inspection, phone Hayley Martin from @realty today.

**3 BED | 1 BATH | 10  
CAR**

**PRICE:**  
\$420,000

**OPEN FOR INSPECTION:**  
N/A



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