

**SOLD**

## BEAUTIFUL, STUNNING VIEWS WITH INCOME POTENTIAL...

Now here is a property with lots to boast about! It's beautiful and green all year round, perfect for agisting and cattle fattening. Start a rural self-sufficient lifestyle here and live the great Australian dream in the most sought-after location of Bellview Estates, where the views are absolutely amazing!

There is an eclectic country-style open plan Villa that is off-grid, sitting on the deck of this little cabin enjoying the fire and views in itself is pretty spectacular.

There is a council-approved 16x12 metre shed with a huge high roof span, the sheer size of the roof line would suit some large water tanks and you would never have to use the town water.

The 28 acres are completely usable in many aspects - if you were to drop a bore you could consider turning this into an eco-farm stay. Growing your own food ecosystem with fruit trees and berries - raspberries and blueberries grow well in this country.

The owners have cleared two additional house pad areas, behind the small forested alcove and this would be a nice place to also build a house as it offers a different view and some wind protection. But the shed has a class 10a and a class 1a slab so you could decide to line the shed and turn it into a dwelling.

Call Vikki now on 0472 910 300, don't let this one get away...

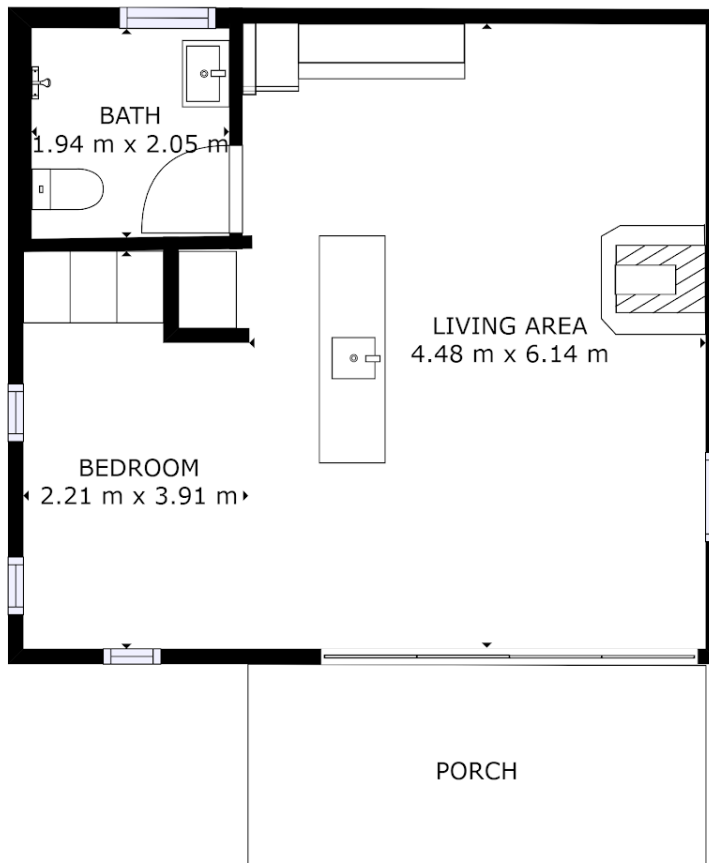
1 BED | 1 BATH | 0 CAR

PRICE:  
\$500,000

OPEN FOR INSPECTION:  
N/A



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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 41 m<sup>2</sup>, EXCLUDED AREAS:  
PORCH: 9 m<sup>2</sup>  
TOTAL: 41 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.