



## FOR SALE

### LIFESTYLE PROPERTY AND A BRILLIANT OPPORTUNITY

The perfect marriage of character and modern-day functionality, this split-level cedar weatherboard classic set on 1,542m<sup>2</sup> land offers a wonderful place to raise a family in a serenely peaceful location within Pantan Hill. Primary School, Pre-School, general store, sports oval, tennis court and don't forget the wonderful Pantan Hill hotel are all within walking distance. Exposed timber beams in the lounge and kitchen area add to the rural charm. A practical kitchen and an inviting covered deck allow for all-season entertaining.

Overlooking parkland and easy care garden – here is a community you can become a part of and a home where your family can flourish and celebrate life's milestones as the current owners have done for the past 40 years.

#### You'll Love:

- The polished timber floors.
- The county kitchen is the perfect place to gather around while you're preparing culinary feasts, with an acclaimed "Falcon" oven, making entertaining effortless.
- Daylight shining through several Leadlight windows
- The dining area spills out to a large rear covered deck, capturing refreshing breezes and generous views, a roll down blind helps you entertain for all-season.
  
- Stay comfy warm in your lounge with crackling Coonara wood fire
- 3 bedrooms including a spacious parents' retreat
- Single garage currently converted into a studio
- A beautiful bathroom featuring a Clawfoot cast iron bath
- Under the house is a huge area fitted with 2x 6000 litre water tank
- Beautiful established gardens, a large paved area
- 5.75KW solar system
- Ducted vacuum
- Large 6 x 8 metre Garage / Shed the perfect workshop, with 3 x 3000litre water tanks.
- No more rushing at school drop off – just walk down the road!

3 BED | 1 BATH | 4 CAR

#### PRICE:

\$820,000 - \$890,000

#### OPEN FOR INSPECTION:

N/A



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# 11 Bishops Road, Panton Hill



Please note this is a representation and whilst every precaution is taken to ensure we provide you with accurate information regarding this property, we recommend you obtain your own measurements and/or engage the services of a qualified surveyor should you require exact dimensions. We expressly deny any responsibility for any omissions contained herein.

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.