



FOR SALE

RIVER FRONTAGE - COMPLETELY USEABLE LAND WITH EXCELLENT WATER SUPPLY!!!

Are you looking to escape the hustle and bustle? Does living on a tranquil river or living a simple self-sustainable lifestyle appeal to you? Perhaps you have or would like to have your own horses? Then this property is for you.

Nestled in the picturesque valley of Byabarra is this stunning 7.72 hectares (approx. 19.09 acres) is this most amazing piece of paradise situated on the Thone river. This solid 4-bedroom, 2-bathroom home is constructed in double brick leaving the house cool in Summer and warm in Winter. The house is privately set overlooking the Thone river and your very own food forest. All bedrooms are generous in size and have a beautiful outlook of the natural landscape outside. There is a spacious enclosed sunroom overlooking maintained gardens and generous shedding with 5 car spaces available. The current owners are very fastidious and have maintained the property at a very high standard.

- Queen sized bedrooms and flexible floorplan to enable dual families to have separation with their own living space, bedroom and bathrooms.
- Functional kitchen with gas cook top, dishwasher and plenty of cupboard space and walk in pantry
- Utilities room off dining/family room which includes a kitchenette
- Two full sized bathrooms and one with a deep spa bath
- Slow combustion heater
- 8kw reverse cycle split system air conditioner
- 3kw Solar system feeding the grid
- Rinnai solar hot water system
- A working Windmill recently refurbished pumps fresh water from the Thone river to elevated tanks to gravity stock and the house if required.
- 87,000 litres of water storage for the house and 20,000 litres for the garden and stock
- Extensive plumbed water lines for transferring water to the house and around the property.
- 5 car spaces
- Ample shedding including an attached garage 7.8 x 5.3m, a second separate garage 8.5 x 6m, a L shape machinery shed with its own WC 10 x 4m & 5.5 x 4m and a tractor shed 8 x 3m approx.
- Paddocks are fenced for horses currently with electric fence tape and have 5 stock shelters, storage container and 5 gravity fed water troughs.

4 BED | 2 BATH | 5 CAR

PRICE:

\$1,300,000 - \$1,350,000

OPEN FOR INSPECTION:

N/A



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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.