



FOR SALE

BYRON HINTERLAND LIFESTYLE/FARM

Working avocado farm with modern home on 14Ha. With separate workers cottage , sheds , all equipment and trees , tanks , a bore , creek frontage all fenced and with a dam... and wallabies!

Modern, architecturally designed house is 470 sqm and built in 2012. It has all the bells and whistles!
2 very large main bedrooms both have an ensuite. 2 other good sized bedrooms with access to their own bathrooms.

There is a dedicated home office and a separate media room with surround sound.

A rumpus/pool room. An open plan living /dining area with cross ventilation from large sliding glass doors and windows .

The kitchen has stone bench tops, integrated appliances, 600mm stove with gas top plus loads and loads of drawer space , walk-in pantry plus high ceilings and distinctive style. It is light filled and spacious with serving access to the outdoor entertaining undercover area . There is access from the double attached garage and a separate laundry room with direct access outside.

Lighting is a feature and the house is fitted with a cbus electrical system and a sound system throughout the house

Beautiful timber floors and attention to detail throughout .

There is also a separate workers cottage in good condition. Comprising of 2 bedrooms, separate bathroom and laundry. Plus good sized kitchen and living space. A carport. And the biggest generator I have seen!

There are two large sheds 16x10m and 18x11 and 2 shade houses.

Plenty of water always which is supplied by a natural bore , creek frontage , 240,000 litre water tank...plus house tanks

A full list of equipment comes with the property, including a zero turn mower, an excavator, 2 tractors, an ATV with 2 trailers, a spreader , fruit grader and hopper... the list goes on .

The Location is spectacular. Perched on a ridge with views to the mountains of The Nightcap Ranges and beautiful scenic vistas in each direction.
It is quiet and private retreat and has everything to offer whether you are just looking to enjoy the hinterland lifestyle or are keen to run your own working farm which could be leased out for passive income.

4 BED | 4 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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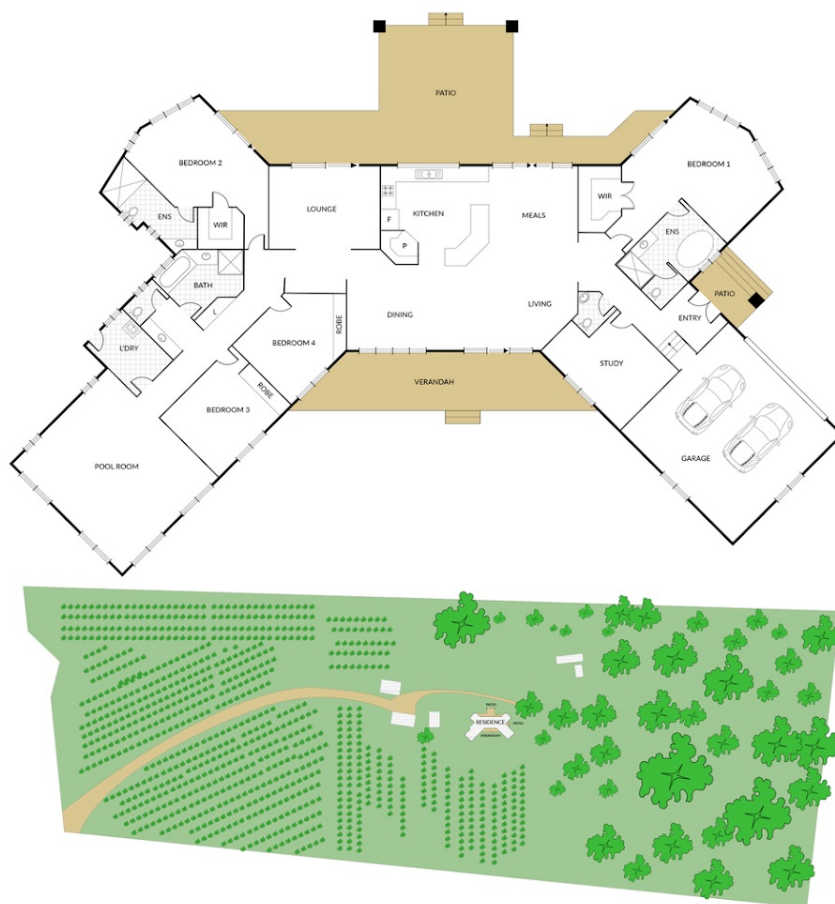
www.vickicooper.com

Internal 490m² External 139618m² Total 140108m²

364 Gwynne Road, **Georgica**



4 x 3 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.