



FOR SALE

HINTERLAND LIFESTYLE WITH VIEWS

This property is 9.4 Ha in size (around 23 acres), located high on the eastern face of a ridge in the Jiggi Valley. It is completely flood-free, being around 100 metres above the valley floor, and comprises a house yard and orchard that covers around 3 acres, a 'top paddock' that covers around 5 acres and the remainder of the block which is around 15 acres of native bushland. The property is home to a wide variety of native birds and animals, including a large family of wallabies. It has no dams, but there are a number of springs on the sloping bushland area.

The dwelling was originally built by post-war Italian settlers in the late 1940's or early 1950's. It has had substantial renovations done since that time, including a new roof, re-stumping, re-wiring, re-plumbing, new windows, internal walls removed and re-aligned and re-lining for insulation. It has two separate septic systems. The only original house components remaining are the hardwood floors, frames and cladding. The house design is split-level, with the laundry, a bathroom and a workshop area on the lower level.

There has been a large breezeway deck and entertaining area with plunge pool and a parents' suite added to the original house structure. The property now has:

- 3 bedrooms + study
- 2.5 bathrooms
- 1 music studio
- 1 art studio
- 4 bay garage/carport

The main living area has a slow-combustion heater, and there are a total of five Panasonic split-system air-conditioning units in the dwelling, servicing the living areas and each of the bedrooms. There are also ceiling fans in the living areas, kitchen and bedrooms. Two bedrooms have built-in wardrobes, while the parents suite has a combined walk-in wardrobe and study.

The property is on tank water, with a total of 67,500 L of potable water, and an additional 10,000 L fire-fighting tank which doubles as a plunge-pool, and a 1,100 L tank used in the garden.

The orchard has around 50 fruit trees, comprising 31 different varieties. The vegetable garden section of the orchard has 9 raised garden beds and compost bins. A line of irrigation pipe runs from the house to the garden beds.

3 BED | 2 BATH | 6 CAR

PRICE:
Just Listed

OPEN FOR INSPECTION:
N/A



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Internal 230m² External 134m² Total 364m²

36 Gwynne Road, **Jiggi** 
NORTH

3 x  3 x 



 REAL
PROPERTY
PHOTOGRAPHY

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.