



**SOLD**

## COUNTRY LIFESTYLE WITH CITY CONVENIENCE

PEACEFUL SERENE SANCTUARY WITH BEAUTIFUL FLORA AND FAUNA

( Call Gok on 0435 654 672 for more information or private inspections during the holiday period )

1263 Mount Cotton Road , Burbank is a private and tranquil acreage in a prestigious central location. The idyllic surrounds are punctuated with several cleared areas , making it both picturesque and practical. Set on almost 3 hectares , full of potential , the acreage would appeal to nature lovers , horse enthusiasts ( the owner's daughter trained here on her way to becoming an equestrian champion! ) , hobby farmers or for those who simply wish to be Lord and Lady of the Manor!

The natural wonderland is inhabited by friendly wildlife - you will see wallabies hopping around , a few cuddly koalas hanging in the trees and even the odd echidna! Birdwatchers are in for a real treat with Owls , Cockatoos , Galahs , Parrots and Wrens all making frequent visits.

The house itself :

The existing brick home has 3 bedrooms and 2 bathrooms Upstairs with kitchen , living & dining and entertainment area/decking.

There are 3 large multi-purpose rooms downstairs ( can be used as a workshop and rumpus room ) with plenty of storage , laundry and 3rd bathroom.

Property features :

- \*Olympic size dressage arena & 3 paddocks
- \*medium size Dam & creek
- \*chicken coops , veggie patch and pond
- \*fenced with electric front gate & 3 carports
- \*2 water tanks 23,000 litres each & 1 water tank 10,000 litres

You can build yourself your dream home , renovate the existing one or setup a home business - the possibilities on this property are endless. Let your imagination and creativity run wild !

**3 BED | 3 BATH | 3 CAR**

**PRICE:**  
**\$1,350,000**

**OPEN FOR INSPECTION:**  
**N/A**



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