



# FOR SALE

## FASTIDIOUS RENOVATIONS - NOTHING TO DO - JUST CALL THE REMOVALIST

### THE HOME

Lowset Brick with steel frame 2.4m wrap around verandah - these Verandahs feature roll down blinds for insulation from the sun and keeps warmth in for Winter.

Two of the 3 bedrooms are airconditioned as is the family areas.

New flooring throughout

The Kitchen is a dream ! Brand new 5 burner gas cooktop and electric oven combo, New Hampton style cabinetry , all the mod cons and a farmhouse sink and Bosch Dishwasher , overlooking the rose garden and paddocks beyond.

All the Bedrooms are generous in size with sliding doors to the verandahs

The Bathroom is glorious - double bowl full width vanity with loads of storage including his and hers mirrors !

Renovated laundry with benchtop , sink and a large linen cupboard

Built in Tv Cabinetry to match the kitchen , open plan for easy lifestyle living

### SHEDS

12m x 9 m x 5.1m high - with a mezzanine floor 240v power , high bay lighting 2 bays are concreted

Lockable 9.2m x 6.1m w/shop shed with 240v power and concrete floor

High Roof 4m x 6m x 4.2m high caravan / horse float shed 15amp power outlet with a 6m x 4m carport attached

6m x 6m Shade Shed erected , plus a 2nd shade shed not constructed to stay .

All the above sheds are Council Approved

### WATER

POTABLE BORE - ( drinking quality ) pumps to small tank at top of property currently used for Gardens ( with a digital timer )

A huge amount of Stored Drinking water 97,000 Ltrs ,

Flood Free property - Clearwater creek traverses the property ( summer creek only ) , giving approx 30ac at the rear and 10ac at the front - easy access over the creek all fenced for easy transfer of stock

3 Dams - 1 in rear paddock , others on each side of the home. All overflows from the Water Tanks are plumbed to the nearest dam and each has a new spoon drain to capture all the run off

3 BED | 1 BATH | 8 CAR

PRICE:

\$950,000

OPEN FOR INSPECTION:

N/A



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# Floor Plan

\*This description is not to scale and is only for a reference to home's layout.



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.