



# FOR SALE

## RURAL LIFESTYLE EQUESTRIAN / 2 HOUSES / PERMANENT CREEK

Escape the hustle and bustle of urban life with this unique multiple dwelling rural property in Mooloo. Boasting a total in 2 houses of 7 bedrooms, 2 bathrooms, and 10 carparks, this property is the perfect size for a growing or extended family. With 2 separate houses and 2 Colorbond Sheds on the property, whether you're looking for a potential Hip Camp location, horse retreat or fertile soil, any would-be buyer will have lots of options.

The property sits on just shy of 10 acres with its boundary running along Pie Creek, a picturesque and all year-round running watercourse. There are currently 5 horse friendly paddocks fenced with additional access points all along Pie Creek. There are endless possibilities for those looking to create their own rural paradise. Whether you love to entertain, need more space for the kids and pets to run around in, or want to create your own working farm, this is the perfect property for you.

### Main Dwelling (Hardiplank Ground Floor)

- 4 bed / 1 bath w separate toilet
- Multi-Living Rooms with Cathedral Ceiling and Fireplace
- Deck on 3 sides of the house (overlooks the property/infrastructure/creek)
- 5kW Solar plus 3 x Air Conditioning Units
- 15k Gallons of Water Tanks and access to Creek

### Second Dwelling (Hardiplank Low-Set)

- 3bed / 1 bath w separate toilet
- Front and Rear Deck
- 2kW Solar + Airconditioning
- 10k Gallons of Water Tanks
- Single Carport
- 3 Bay Shed

There is multiple flood free infrastructure across the property including the 2 Colorbond sheds one of which includes a fully insulated and air-conditioned amenities bay where you can rest, get cleaned up or grab a bite to eat out of the heat. There are also a number of flood free skillions and carports on the property available to store all manner of toys and equipment.

7 BED | 2 BATH | 10 CAR

PRICE:  
\$999,000

OPEN FOR INSPECTION:  
N/A



**Daniel Engeman**  
0423293834

daniel.engeman@atrealty.com.au

Engeman Realty