



**SOLD**

## SMALL ACREAGE PROPERTY OFFERING A BIG LIFESTYLE!

With acreage properties being in demand, this lovely small holdings attributes will certainly delight! (4556m2 Over 1 acre). The house is brick low maintenance with built-in robes, reverse cycle a/c and fans throughout. Close to all of the conveniences of town means a busy family or working couple will find it 'no inconvenience' meeting all of the demands of a busy lifestyle, while also enjoying the benefits that come with owning your own land. The parcel of land itself being over one acre is fully fenced with dog proof mesh, offering plenty of storage and water and being well established, means you can bring the kids and the pets and enjoy life right away. At a Glance: Rates: \$940 per half year; Cox Zero Turn Mower; Reverse Cycle Air-conditioning & fans; No flood - Riverine or Local; Brick, Steel Frame & Colorbond 3 x 1 x 3+ ; 4556m2 or 1 + Acres; Solar ; Well equipped kitchen including double sinks and Dishwasher.

**3 BED | 1 BATH | 4 CAR**

**PRICE:**  
\$757,000

**OPEN FOR INSPECTION:**  
N/A



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Please note this floor plan is for marketing purposes and is to be used as a guide only. Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purpose only. Dimensions in metres. All efforts have been made to ensure its accuracy at the time of print.

AREA  
 INT : 147.00 m<sup>2</sup> (Approx)  
 EXT : 62.00 m<sup>2</sup> (Approx)

## 38 GUNSYND GROVE BRANYAN

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