



# FOR SALE

## LIVE YOUR LIFESTYLE DREAM, PLENTY OF SHEDS

The owners have loved it here but it's now time to pass the baton onto a new family. And there is so much to love....

Anyone looking to get started on a lifestyle block should take advantage of what is on offer here. Set on just under 1.3ha of mostly flat land, the property is well fenced, perfect for sheep, beef or horses and has even got a pig pen set up. There are plenty of storage sheds, an implement shed, a calf barn, as well as the berry nursery, greenhouse and woodshed. The only lower paddock has good drainage and plenty of firewood. Whether you want to be self sustainable or have a hobby farm for the kids, a lot of the groundwork is already done.

The residence has a spacious modern kitchen, huge laundry and wet room, large living area and a massive master bedroom, with walk in robe and ensuite. There are two other bedrooms for family or guests, which are located near the family bathroom. The dining is open plan with a family area where there is a woodburner with wetback, perfect for keeping cosy over the coming winter months.

If you love to spend time with family and friends socializing outdoors the two separate private entertaining areas are awesome. One has an open fire, a gorgeous outlook over the paddocks and the other patio is covered and has access from the lounge.

The triple garage is a haven for the car enthusiast or tinkerer, with a built in workshop and there is ample off street parking for visitors.

Being nestled in the Omanawa community the home is a great place to bring up a family and the school bus goes past the gate, and not far away from the newly re-opened Omanawa Falls.

Make sure you call us to find out the viewing details to discover more.

3 BED | 2 BATH | 3 CAR

### PRICE:

Asking price \$1,179,000

### OPEN FOR INSPECTION:

N/A



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THIS PLAN IS INDICATIVE ONLY. ACTUAL MAY VARY.

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.