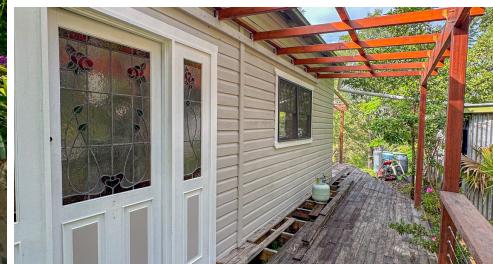


ADDRESS UPON REQUEST



SOLD

UNDER CONTRACT - THE ROUGH DIAMOND

Uri Ross Property proudly presents this rural slice of land in Cawongla. Situated toward the end of a dead end road, nestled on a low ridge, this home has a stunning North East aspect. Consisting of 41 acres, 4 dams and a 3 bedroom 2 bathroom half renovated weatherboard house oozing with potential.

The owner has been the resident for nearly 20 years and has decided that it is time to sell. The kitchen has been renovated with granite bench tops, soft close draws and a dishwasher, it flows out onto the southern deck. Lots of craftsmanship has been applied to the travertine stone kitchen floor which is nearly finished. VJ panels are on feature through parts of the house. Other walls have been replaced with villa board to feature wainscoting panelling and so far just gyprock on the walls of the lounge/dining area.

The main bedroom flows out onto the northern deck. Fortunately it has been renovated along with the ensuite with more travertine stone tiling. The original bathroom has had a renovation a few years back and is in fair condition. There are another two bedrooms which are of an older condition. There is a wood heater that has been dissembled for renovation purposes.

Please note, this house is more or less a construction site and is not finished, though is not far off.

Outside there are two decks, one for summer & one for winter. Nearby the winter deck is an old shed, a good place for storage, though is in need of some TLC.

The land has plenty of mature native ironbarks, tallwoods and many more native species. A great source of timber to use on further renovations or to make furniture.

There are four spring fed dams, with the largest at the top corner of the property being a shared dam with the neighbour. Drinking water is held in 2 x 22,000L tanks. Water is very secure on this property.

The septic has just been recently signed off by council and is completely up to spec.

The land consists of stands of timber, sandy loam soils, green pastures and of course the common area weeds.

All rural properties are allowed to have a 2nd dwelling (STCA) which is great to assist with the

3 BED | 2 BATH | 0 CAR

PRICE:
\$820,000

OPEN FOR INSPECTION:
N/A



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