



**SOLD**

## ELEVATED AND PRIVATE ON 12 ACRES - 20 MINS MT P

Looking to get away from it all? Just want some peace and quiet? Want a hobby farm, a vege patch, a few chooks, a couple of cows? Well, look no further as this completely private property is nestled on a comfortable 12.4 acres just past "The Leap" and is looking for it's new owner. The current owner has lived here for over 30 years if that doesn't reassure you that it's a great place to live. The home was constructed in 1993 of solid concrete block and offers very spacious bedrooms, centre bathroom, fully equipped kitchen, open plan lounge/dining and a full wrap around verandah with up to 8 car accommodation (including the shed). Serviced by Rainwater tanks and bore, the property is mostly fenced and has a variety of fruit trees and a chook house. If you are wanting a rock solid home with room to move, this one could be just what you are looking for. A short drive to Beach, Boat ramp, shops, The Organic Shop/cafe, local hotel and so much more. You will love living the country life at 241 Rutlands Road. Please note: All inspections are by appointment only so call Jodie now 0407 211322

**3 BED | 1 BATH | 8 CAR**

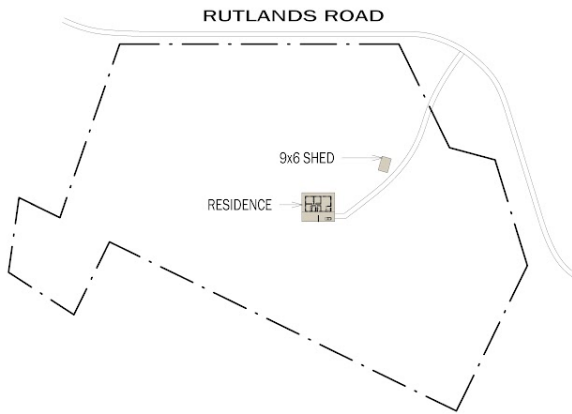
**PRICE:**  
\$720,000

**OPEN FOR INSPECTION:**  
N/A



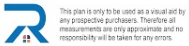
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SITE PLAN



FLOOR PLAN

| FLOOR AREA (APPROX.) |                          |
|----------------------|--------------------------|
| RESIDENCE            | 148 m <sup>2</sup>       |
| VERANDAH             | 86 m <sup>2</sup>        |
| ENTERTAINING AREA    | 63 m <sup>2</sup>        |
| CARPORT              | 63 m <sup>2</sup>        |
| <b>TOTAL AREA</b>    | <b>359 m<sup>2</sup></b> |



241 RUTLANDS ROAD, KUTTABUL

JODIE COWIN @realty

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.