



# FOR SALE

## LARGE FAMILY HOME ON EASY CARE 5 ACRES

This quality home has been built with space and comfort in mind with all the rooms built to generous proportions to allow family members to have their own space and privacy. The home sits on an easy care 5-acre block (2 Hectares) approx. which has been fenced into a couple of paddocks plus the expansive house yard which has been contoured to flow into the on-property dam.

The property is located 9 kilometers from the Granville Hotel, Shops and School and only 10 kilometers from the Maryborough CBD.

For the keen fisherman the ever-popular Beaver Rock Boat Ramp which provides access to the Mary River and then direct access to the Sandy Straits is only a few kilometers down the road. The home consists of comfort throughout with ducted air-conditioning, ceiling fans and a wood heater for the cooler months plus new paint and new carpets and window coverings throughout. 4 Bedrooms, 3 with built-in robes

The main bedroom boasts built in robe plus a walk thru robe and a top class renovated ensuite. The main bathroom has also had first class make over as well with floor to ceiling tiles, stylish vanity, quality bath tub plus a large shower.

Extra large kitchen with a gas cooktop, electric wall oven and adjacent dining area.

Family room plus a spacious lounge room with wood heater.

Remote control double attached garage.

Solar panels going back into the grid.

The family cars, four-wheel drives, caravans etc are taken care of with a large powered shed with cement floor and high clearance doors. There are a few smaller sheds for storage, animal enclosures plus also a small set of stockyards with a loading ramp. The property would comfortably run a horse or 2 or maybe you prefer to grow your own meat supplies for the freezer. Water the gardens and vegie patch out of the dam.

This lovely acreage property is on the market for sale so don't hesitate and book in a inspection today.

Please call Phil Edmunds to arrange an inspection.

**4 BED | 2 BATH | 8 CAR**

### PRICE:

Offers over \$730,000

### OPEN FOR INSPECTION:

N/A



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