



SOLD

PERFECT ESTABLISHED HOME AND SHEDS - NOTHING TO SPEND.

Welcome to Tiaro's last house situated on far Northeast block at the very end of Josephine Drive, overlooking neighbouring dams and alongside a peaceful 30 acre property where you find a lovely, quiet, rural setting. This is a finished, fully established home incorporating a standalone dual garage external shed with mezzanine floors for extra storage. This property is sure to impress any family looking for a large 3-bedroom home. As a bonus, this home was originally designed with a 4th bedroom option, that design space is currently incorporated into the massive living rumpus room.

This home has plenty of charm and has been maintained with love by its retired owners who spared no expense on its maintenance. It is perfect for a new family with plenty of room or for a large or growing family. There are two living areas, 3 bedrooms, (with the 4th as a design option). It is equipped with a modern 2-way bathroom and a separate toilet. The home offers a spacious modern kitchen with ample room and is an open plan design with the large dining and rumpus area overlooking the undercover outdoor patio area.

With nothing left to do or spend, you can relax and entertain in this quality home featuring:

- * High Quality Brick
 - * Security Screens and Doors
 - * All Windows are tinted
 - * Awnings front and back.
 - * Custom Curtains
 - * Formal Lounge room
 - * Climate controlled with 3 x split system air conditioners plus the bedrooms have ceiling fans.
 - * Great block with this home is high and dry with an easterly rear facing yard
 - * Overlooking neighboring paddocks and maintained dams for that beautiful country outlook.
- This country peace and quality of life allows you to capture the breezes and views and enjoy the tree change.
- * The garage shed is Colourbond with skylight roof panels to allow in the light, and offers a high-rise roller door
 - *The Garage has two mezzanine floors for the man cave and shed storage.
 - * The workbench comes with the home.
 - *This home is fitted with solar panels and

3 BED | 1 BATH | 3 CAR

PRICE:
\$500,000

OPEN FOR INSPECTION:
N/A



Bill Turner
0401844942
bill.turner@atrealty.com.au
www.atrealty.com.au



- Approximately 47 m² floor space in the shed.
Dimensions 7.6 m x 8.3 m
- Mezzanine floor approx. 1.8 m deep at 2.2 m high.
- Large shed garage door clears 2.9 m high
- Small shed garage door clears 2.4 m high.

- Approximately 150 m² including the internal single garage within the home. External home dimensions 14.9 m x 10.5 m.
- All care has been taken to approximate home proportions. This plan is produced with the intention of providing a pre presentation and concept guide only and are not intended to replace buyers own inspections nor represent builders or planners' accuracy. Buyers are advised to confirm all dimensions in their own due diligence. No warranty as to accuracy is intended nor provided by Bill Turner Realty nor @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.