



## FOR SALE

### HIDDEN GEM IN MILLMERRAN WOODS ON 8 HECTARES/19.76 ACRES

Main Dwelling - Comprising of 40ft, 20ft container & approximately 40ft shed, this dwelling has everything you need.

- Two bedrooms
- Bathroom, with gas hot water & flushing toilet
- Fully functional kitchen with gas oven & cook top
- 12 volt lighting including LED Strip lights
- Office space or useful space for storage
- Lounge room
- 22,500 litre water tank
- Courtyard gardens with room for a spa!
- Surrounded by a 7ft fence.
- Clothes line

Potential dwelling number 2 – needs some TLC to be liveable again however it has great bones

- Bathroom with shower and toilet
- Gas hot water
- Living area & kitchen area - require work
- Clothes line & back yard with gardens

Potential Dwelling 3

- Comprising of a shed & an old caravan
- Toilet, no shower, however there is a gas hot water system that can be connected
- 2 x 1000 litre IBC's for water
- Another smaller shed, perfect for your mowers etc

Overview

- 19.76 acres/8 hectares
- Off Grid
- Horse Stables
- Great sized dam – full of water
- Fire breaks throughout the property & surrounding
- Large cleared areas
- Fully fenced with four strands of electric fencing
- 22,500 litre water tank and many smaller tanks
- Small solar power set up's in each dwelling

0 BED | 0 BATH | 0 CAR

PRICE:  
\$188,000

OPEN FOR INSPECTION:  
N/A



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