# ADDRESS UPON REQUEST









# SOLD

## A HIDDEN GEM IN MILLMERRAN WOODS

Come with me as I take you on a journey to Lot 4 Ironbark Drive, Millmerran Woods – This 19.94 acre property offers a blank canvas where the gentle sway of native gum trees create a peaceful retreat. Listen to the distinctive call of the kookaburra & the currawongs, and if you're lucky, catch a glimpse of a wallaby or two. This property offers a blank canvas, ready and waiting for you to bring your vision to life.

This property is located in Millmerran Woods, approximately 25 minutes from the great little town of Millmerran. Millmerran has all you need, IGA, Foodworks, Hardwares, Produce, Post Office, News Agency & the best bread from the local bakery!!

This full off-grid block promises substantial savings on power bills! There is a quaint studio apartment style tiny home on the property with a lovely open verandah. There is also a 7m x 7m shed on a concrete shed. With 8.07 hectares (19.94 acres) of potential, this land in Millmerran Woods offers endless possibilities—whether you dream of a peaceful retreat, a hobby farm, or a nature lover's paradise, it's ready for you to make your vision a reality.

19.94 acres/8.07 hectares
Tiny home - studio apartment style
7m x 7m garage on a concrete slab
22,500 litre water tank
Solar panels & batteries
100% Off Grid, no mains power, septic or town water available
Conveniently accessible from the Gore Highway via Ayers Rock Road, with bitumen road access

Don't miss out on the opportunity to claim your slice of rural bliss and embark on a lifestyle of unparalleled serenity and adventure.

Disclaimer:
We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

## 0 BED | 0 BATH | 0 CAR

PRICE:
$262,500

OPEN FOR INSPECTION:
N/A



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