



FOR SALE

PRIVATE 5.36-ACRE WITH WILSON RIVER VIEWS!

Perched magnificently on the high side of the road, this stunning property commands breathtaking views of the Wilson River and rural landscapes of open paddocks dotted with grazing cows and native birds. Set on an impressive 2.17ha (5.36 acres) of elevated land, this remarkable residence offers the perfect blend of sophisticated living and rural charm.

PREMIUM FEATURES:

- Expansive 5.36 acres of elevated, high-set land
- Spectacular Wilson River and rural views
- Converted garage/bar entertainment area with bathroom
- Massive 7m x 9m workshop
- 6.6kW solar system
- Over 50,000L rainwater storage
- Starlink internet/NBN Wireless connectivity
- Fully dog-proof fenced perimeter
- Electric front gate

Step inside to discover a thoughtfully designed home where every detail has been carefully considered. The light-filled open-plan living spaces flow seamlessly onto full length verandahs, creating a perfect indoor-outdoor lifestyle. Large windows frame the picturesque countryside views, while fresh breezes naturally cool the home.

The modern kitchen stands ready to inspire your culinary adventures, featuring a well-appointed space with gas cooktop, dishwasher, generous pantry, and air conditioning for year-round comfort. The adjacent dining area opens to the back verandah and enclosed yard – an ideal setting for family gatherings and outdoor entertaining.

A clever floor plan includes a parents' retreat that can be transformed into a self-contained

- studio, complete with:
- Separate access
- Private living area
- Convenient kitchenette
- Air conditioning

4 BED | 3 BATH | 6 CAR

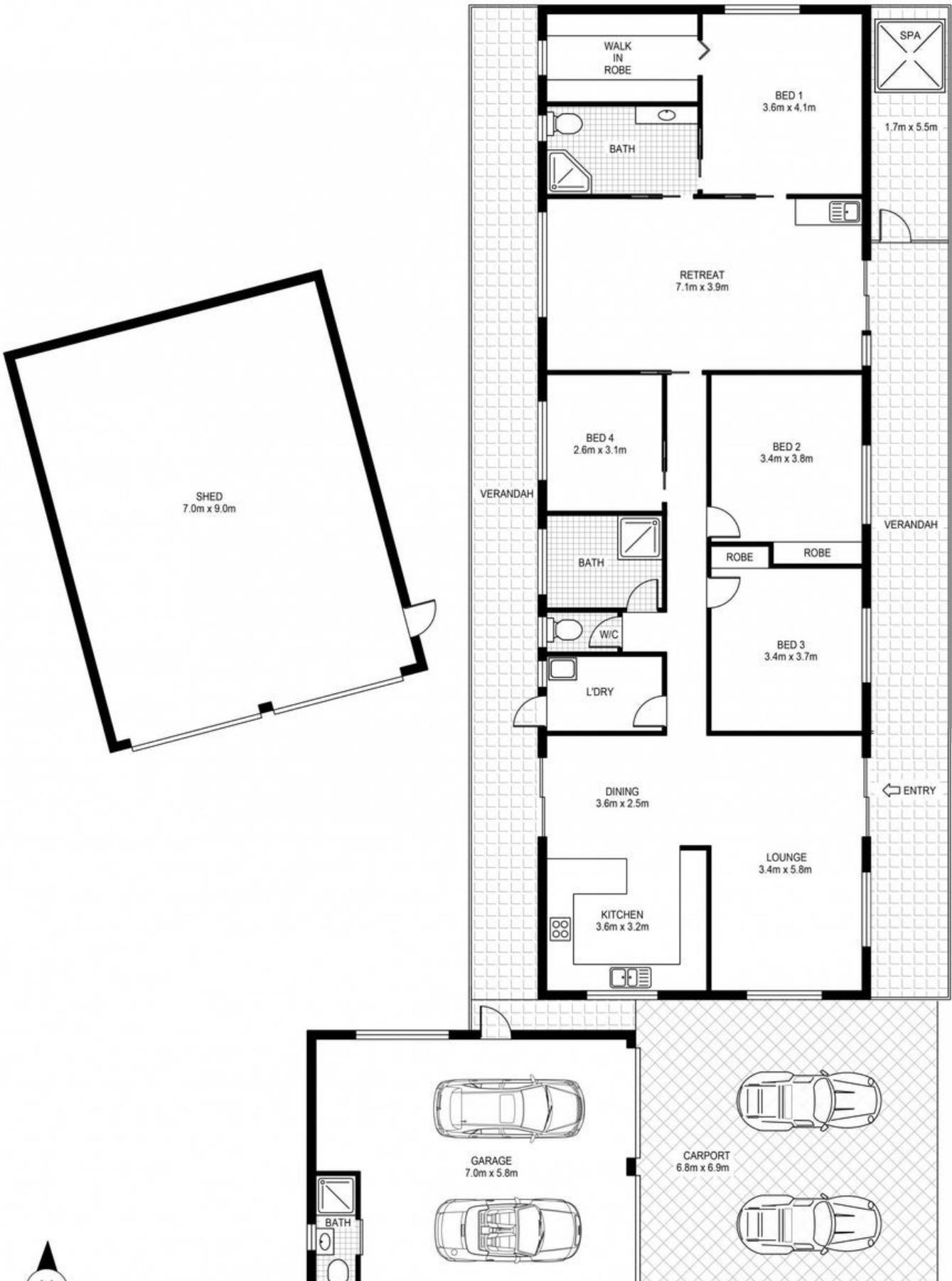
PRICE:
\$975,000

OPEN FOR INSPECTION:
N/A



Jenny Magill
0490403051

jenny@magillcountryrealestate.com.au
magillcountryrealestate.com.au



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.

805 ROLLANDS PLAINS ROAD, TELEGRAPH POINT

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Buyers are advised to carry out their own investigations.

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Total Approximate Area : 362 sq.m.