



SOLD

1 ACRE PRIVATE RETREAT 20 MINS MT PLEASANT

Here it is!! Affordable, quiet, private and just bursting with potential!!! Located just outside the quiet township of Kuttubul on a fully fenced 4047m² flat allotment, this little slice of paradise offers all you could need to begin the country lifestyle you've been dreaming of. Loads of room to become semi self-sufficient, run a few sheep or goats with 2 paddocks, chook pen, vege patch, large variety of fruit trees including 4 Bowen mangos and an established herb garden. The home is constructed of solid hardwood with cladded exterior and has loads of space downstairs for extra storage, workshop and 2 car parking. It is the original homestead and is over 120 years old so does need some upkeep but will probably stand for another century if well maintained. The home consists of 4 bedrooms, 3 with built in robes, open plan living, extra high ceilings and a combined kitchen dining with large 5 burner gas stove. Step out to the full length, covered timber deck and enjoy the serenity with gorgeous, rural and mountain views. The current owner has lived there just shy of 20 years and is reluctantly offering this character home up for sale.

Polished timber floors throughout and the central bathroom with separate toilet is centrally located to all bedrooms. There are 2 brand new 7 KW split system air conditioners recently installed along with ceiling fans, fly screens and the house is designed to give all year round, cross flow ventilation. For the man of the home there is a 4 bay shed (6.x9 mt) with lean to and there is loads of room to add a pool or extra shed if you wish. Serviced by Rainwater and spring fed bore and there is also rubbish collection from the property. Beautiful neighbours, tranquil location, 3Km to primary school, 14K to Highschool, 10 mins to Marian, 20 mins to Mount Pleasant. Call Jodie now for your private viewing as this one won't last long. Rates \$1,500 per half (approx)

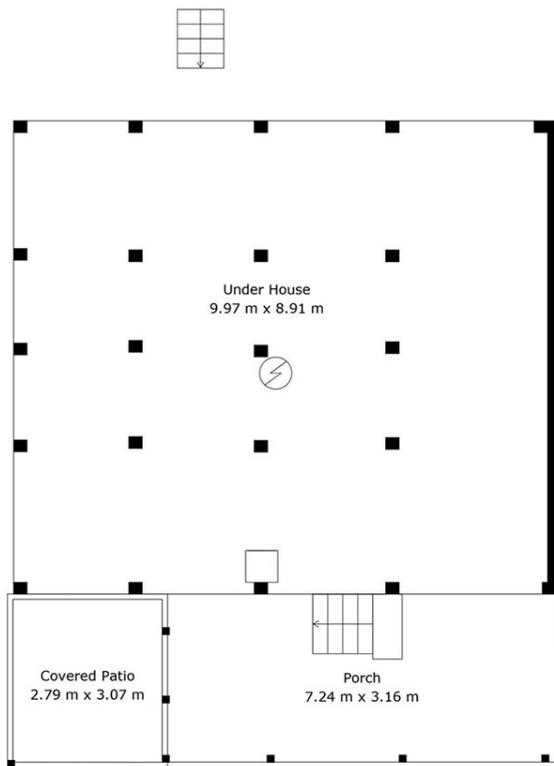
4 BED | 1 BATH | 6 CAR

PRICE:
\$562,000

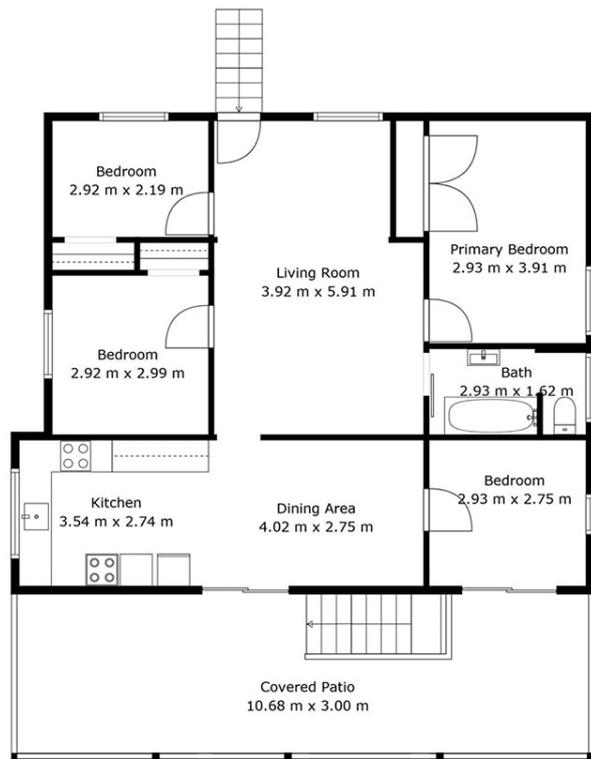
OPEN FOR INSPECTION:
N/A



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FLOOR 1



FLOOR 2

TOTAL: 86 m2
 BELOW GROUND: 0 m2, FLOOR 2: 86 m2
 EXCLUDED AREAS: UNDER HOUSE: 89 m2, COVERED PATIO: 41 m2, PORCH: 23 m2,
 UNDEFINED: 3 m2, WALLS: 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.