



# SOLD

## PRIVATE FAMILY HOME AT SANCROX

Recently renovated double storey home with 4 bedrooms, 3 bathrooms & parking for 6 cars.  
 2 living areas upstairs + downstairs rumpus approx 11.5m x 6.5m with hardwood timber floors, lending itself to many uses, even a few more bedrooms for that large family!  
 High set living, overlooking 2 scenic dams.  
 Reverse cycle air conditioning throughout.  
 Master has ensuite, separate his & hers built-in robes.  
 3 bedrooms upstairs, 1 down (all with BIR's).  
 Undercover outdoor area overlooking the property.  
 Plantation shutters, blinds, plank flooring & near new carpet.  
 Plenty of storage.  
 Brand new septic system, town water.  
 Near new solar hot water.  
 10,000L water tank for the garden.  
 Attached triple car garage with remote on 2 sides.  
 Separate shed approx 12m x 6m & single carport.  
 Mostly fenced.  
 Approx 2.02ha or 4.9 acres.  
 Lot 7/DP 246334.

**DISCLAIMER-**This information has been provided to us by third parties, with all care taken, we do not accept any responsibility for its accuracy.

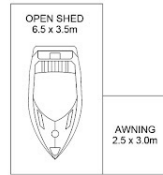
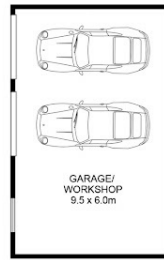
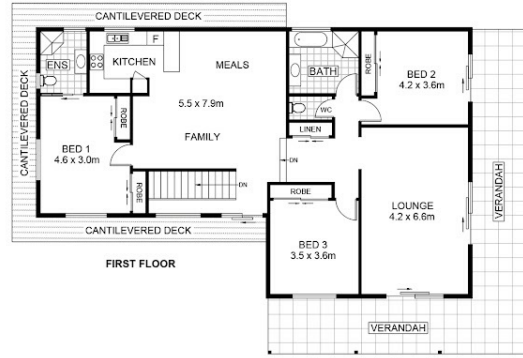
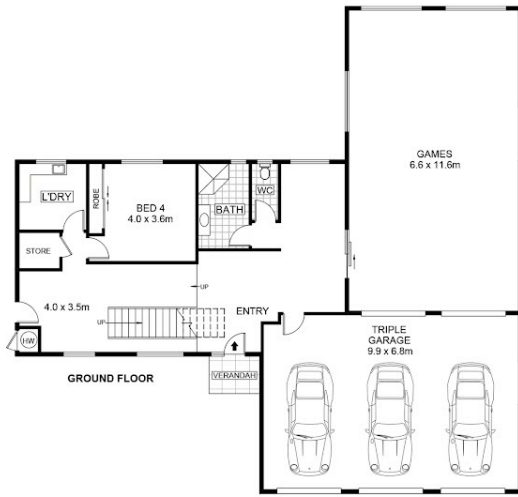
**4 BED | 3 BATH | 6 CAR**

**PRICE:**  
**\$1,250,000**

**OPEN FOR INSPECTION:**  
 N/A



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**215 RAWDON ISLAND ROAD, SANCROX**

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



Internal Area : 370 sq. m.  
 External Area : 104 sq. m.  
 Garage/Wshop Area : 57 sq. m.

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.