



SOLD

NEW BRICK HOME & OLDER HOUSE - ON 46 ACRES, WITH LOTS OF EXTRAS

If you're looking for space, privacy, and a property that offers self-sufficiency and plenty of potential, this 46-acre (18.76 ha) lifestyle property is the dream that delivers it all. With a near-new GJ Gardner home, multiple sheds, water security, and even a tractor and ute included, it's ready to move in and start living the rural life immediately.

The GJ Gardner home is just 2 years old and still under warranty. It features a main bedroom with ensuite, 2 other bedrooms, plus the design of the home design was modified to include a large rumpus room.

Built to exceed bushfire attack level requirements, it sits on a large, cleared area and includes a Termimesh barrier, double-glazed windows, and a sewerage treatment plant. Modern throughout, it features beautiful appliances including a dishwasher, Apricus solar hot water, and a large solar system with battery (a \$54,000 investment) – giving you the choice of staying connected to the grid, or going fully off-grid if and when required.

This solar system supplies the entire property, and generates on average \$100 in credit per month (see last photo).

There's also a second older steel frame house with bathroom & kitchen, used by the current owners to facilitate their egg production - currently contains water filters, and features a second solar system, water tanks. There is some previous termite damage on inside walls damage which has been treated.

The land is amazing, offering a mix of cleared areas and hardwood forest with ironbark and spotted gum. There's plenty of free firewood, goat yards, and all the space for projects, making this property as practical as it is peaceful.

Other improvements include:

Near-new 2-bay shed with carports

4-bay machinery shed

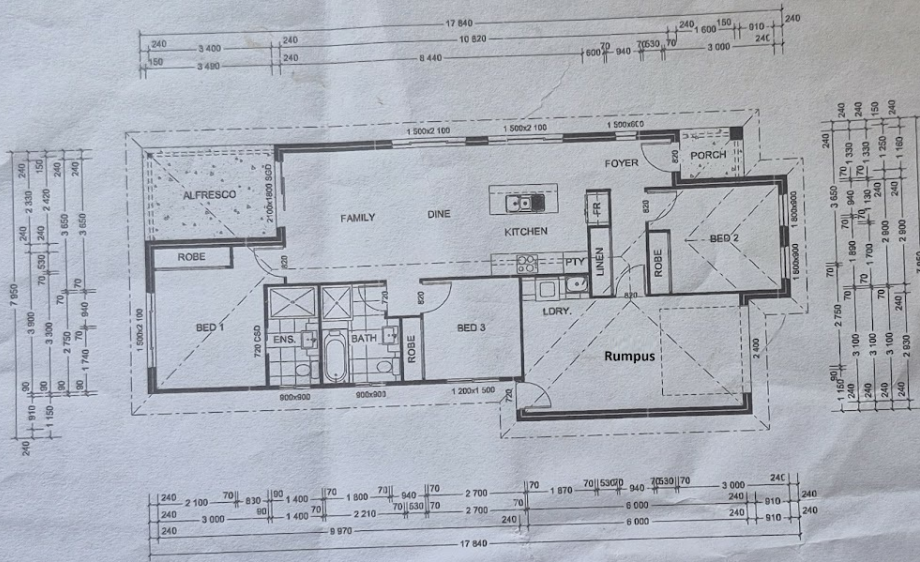
6 BED | 3 BATH | 12 CAR

PRICE:
\$740,000

OPEN FOR INSPECTION:
N/A



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PLANS ARE SUBJECT TO LOCAL COUNCIL & DEVELOPERS GUIDELINES (COVENANTS).

ROBINA 125 "Element" Classic Streetscape Copyright© Archiman Pty Ltd exclusive To G.J. Gardner Concept plans only, final working drawings may vary	CONCEPT DATE: 20/11/14	FLOOR AREAS INTERNAL 90.6 m ² GARAGE 22.3 m ² ALFRESCO 9.4 m ² PORCH 2.5 m ² TOTAL 124.8 m²	9m Wide Site	FLOOR PLAN Scale 1:100	G.J. Gardner. HOMES

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.

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