



FOR SALE

TRADIES, HOBBYISTS, AND BUSINESS OWNERS WILL LOVE THIS ONE!

Set on a generous 1.5 acres (approx.) corner block and perfectly positioned close to town, Badger Creek Primary School, and public transport, this beautifully appointed family home offers space, comfort, and incredible versatility delivering the ideal blend of convenience and relaxed living.

Step inside to discover a warm and welcoming home featuring 4 bedrooms, including a master with walk-in robe and ensuite. The additional bedrooms are serviced by a family bathroom, plus a separate toilet/powder room for added practicality.

The heart of the home is a well-designed kitchen, equipped with an electric oven, gas cooktop, and dishwasher, flowing effortlessly to the main living area. Comfort is assured year-round with a Nectre wood heater, ceiling fans, and split reverse-cycle air conditioning.

Outside, the property truly shines. Enjoy summers by the sparkling pool with entertaining deck, perfect for family gatherings and relaxed weekends. A one bedroom self contained bungalow offers potential for extra accommodation or retreat space. Enjoy energy efficient, off-grid living with a huge 9.5kW solar system, 144kWh back-up batteries offering 3000 amp hours, 10Kw Fronius solar inverter, 8.5Kw Selectronic inverter/charger and a Kubota diesel back up generator.

Tradies, hobbyists, and business owners will love the extensive infrastructure:

- A huge 12.2m x 13.2m shed with concrete floor and fully powered
- A workshop with a 3.5T hoist
- A dedicated office and studio, ideal for operating a home business

This exceptional property invites you to embrace a spacious lifestyle with all the extras you've been dreaming of.

Disclaimer: All information provided has been prepared with care; however, we make no guarantee as to the accuracy of the information. Prospective buyers are advised to make their own inquiries and seek independent legal and financial advice. We accept no responsibility for any errors, omissions, or discrepancies.

4 BED | 2 BATH | 10 CAR

PRICE:
\$1,450,000

OPEN FOR INSPECTION:
N/A



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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.

105 Dauder Creek Rd, Dauder Creek

TOTAL APPROX. FLOOR AREA 126 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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