



SOLD

NOBLE RIDGE - ELEVATED 14 ACRE LIFESTYLE PROPERTY

Uri Ross Property proudly presents 853 Blue Knob Road, Blue Knob. Set on an elevated and private 14-acre holding accessed via a tree lined driveway, the well-improved rural property offers a rare combination of comfortable living, extensive infrastructure and exceptional water security.

The low-set stone home, constructed with core-filled Besser block external walls, provides solid, low-maintenance living. A spacious air-conditioned lounge with tiles throughout and fireplace opens via sliding doors to the outdoor patio, while the galley-style kitchen features a Falcon oven with extraction fan, dishwasher and pantry.

The residence also features an air-conditioned main bedroom overlooking the pool, plus a second air-conditioned bedroom with attached artist's studio and verandah both include IKEA built-in storage. The tiled bathroom includes a shower, separate bath, WC and Bidet, supported by a new electric hot water system.

The detached two-room unit is fitted with power, lighting and air-conditioning, offering excellent flexibility as guest accommodation, extended family living or a potential income stream. Outdoor living is a standout, with an inground saltwater swimming pool with hut and paving, complemented by a large air-conditioned outdoor lounge with undercover dining and WC, ideal for year-round entertaining.

Further key features include:

- Two-bay workshop with benches, water, power and roller-door access
- Large galvanised carport, 8 additional car spaces and sealed access throughout
- Four-bay stable complex with concrete floors, power, water, lighting, tack room, roller-door storage and separate power meter
- Horse arena by the creek, walking trails and all-weather internal driveways
- Permanent spring-fed million-gallon dam, creek, causeway and walking bridge
- Websters Creek water entitlement via common line
- Multiple interconnected rainwater tanks (total 90,000L) servicing the home, gardens, pool and stables
- 5kW solar farm (currently disconnected on site)

3 BED | 1 BATH | 4 CAR

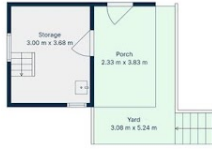
PRICE:
\$1,095,000

OPEN FOR INSPECTION:
N/A



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Storage



Stables/Shed



4 1

Residence: 257m²

Storage: 11m²

Stables/Shed: 114m²

Excluding deck, patio and porch areas



853 Blue Knob Road, Blue Knob

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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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