



# FOR SALE

## IMMACULATE 4-BEDROOM HOME ON 8.9 ACRES – PADDOCKS, DAM & SOLAR

Quiet country living with everything in place for horses, family comfort, and easy access to town. Set along a peaceful country road in Gum Scrub, this meticulously presented 4-bedroom home sits on 8.9 acres (3.65 hectares), thoughtfully divided into five horse-ready paddocks with maintained fencing, a round yard, and a dam in the rear paddock. Inside, the home is warm, welcoming, and beautifully updated. The master suite is a true retreat, featuring a walk-in robe, a tastefully renovated ensuite, and a sliding door opening straight to the verandah—perfect for a quiet morning coffee. The remaining three bedrooms are generously sized, each with ceiling fans.

Comfort is covered year-round with two reverse-cycle air conditioners, while flooring has been updated with floating vinyl plank through the kitchen, dining and laundry, complemented by beautiful hardwood floors in the family room. The galley-style kitchen is beautifully appointed and includes a gas cooktop plus a servery window out to the deck—ideal for entertaining.

### Property Highlights

- Quiet country setting in Gum Scrub
- Approx. 40 metres to the school bus stop
- 8.9 acres (3.65 ha) with 5 fenced paddocks set up for horses
- Round yard, tack room, and 2 stables, Dam in rear paddock
- 4-bedroom home with wide hallway and fresh paint throughout
- Master with verandah access, walk-in robe + renovated ensuite
- 3 additional bedrooms with ceiling fans, 2 reverse-cycle air conditioners
- Galley kitchen with gas cooktop + servery to the outside deck
- Floating vinyl plank flooring (kitchen/dining/laundry) + hardwood floors (family room)
- Double carport near house and additional double carport
- 3 x 22,000L water tanks, 6.6kW solar system

Council Rates: \$700 per quarter. Land Size: 3.65 hectares (approx 8.9 acres), Zoning: RU1

4 BED | 2 BATH | 4 CAR

PRICE:  
Market Preview

OPEN FOR INSPECTION:  
N/A



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