



# FOR SALE

## ON THE EDGE OF TOWN

Set on 1,047m<sup>2</sup> of land at the edge of town, this unique property offers a relocatable dwelling that provides comfortable and practical living. The home features a kitchenette, living space, and a well-appointed bathroom, making it ideal for a variety of uses.

Attached to the dwelling is a 5m x 5m steel-framed, lockable shed set on a concrete slab, providing secure storage or workshop space. The property also includes an outdoor sitting area, previously used as a cattery.

The home is connected to mains power and town water, and a new septic system has recently been installed for added convenience.

At the rear, the property borders a council reserve with a running creek, offering a peaceful natural outlook and added privacy.

Located in a quiet area within walking distance to the local school, amenities, and essential services, this property presents a rare opportunity for those seeking a small, low-maintenance lifestyle.

Features:

- 1 Bedroom
- Kitchenette
- Bathroom
- Living area
- 5m x 5m steel shed on concrete slab
- Outdoor sitting area (previously used as a cattery)
- Walking distance to amenities and services
- Floor plan will be added soon
- Call Susanne on 0408 733 149

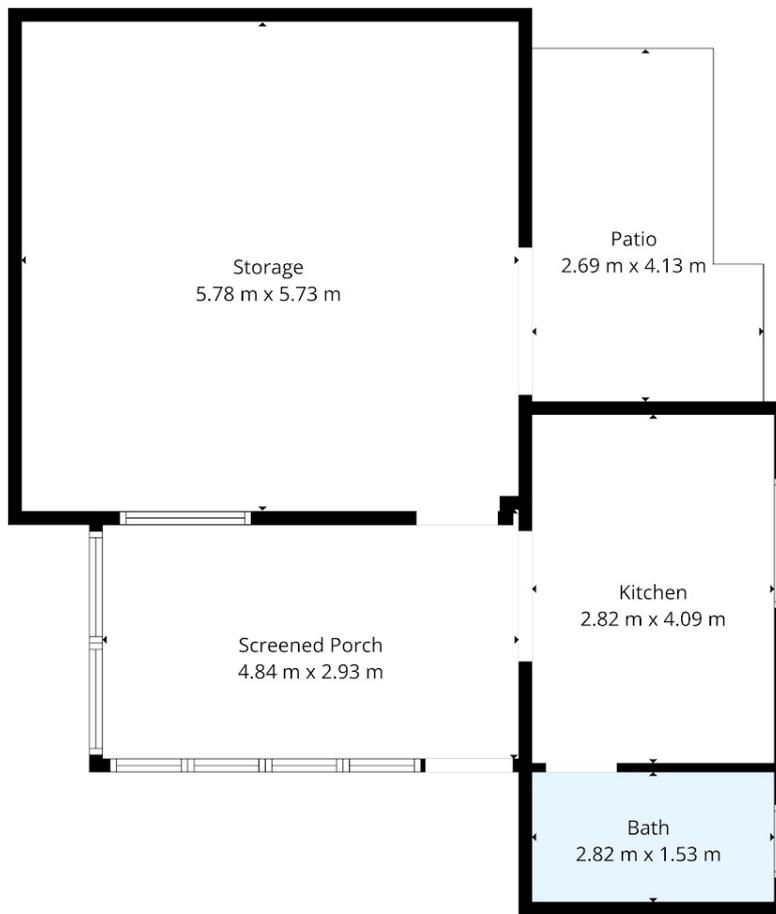
1 BED | 1 BATH | 0 CAR

**PRICE:**  
250,000 negotiable

**OPEN FOR INSPECTION:**  
N/A



**Susanne Reynolds**  
**0408733149**  
susanner@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**Total: 16 m<sup>2</sup>**  
1st Floor: 16 m<sup>2</sup>  
Excluded Areas: Screened Porch: 13 M<sup>2</sup>, Patio: 10 M<sup>2</sup>, Storage: 33 M<sup>2</sup>,  
Walls: 7 m<sup>2</sup>

Floor Plan Created By Cubikasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.