



FOR SALE

RURAL LIVING ON 19.76 ACRES WITH MAINS POWER, BORE & MAIL DELIVERY!!!

Welcome to 140 Boondandilla Road, Wattle Ridge/The Pines, the rear entry to the property is 221 Rosella Avenue, The Pines.

Inside the home;

- *4 bedrooms - potential to add a door to the rumpus/TV room to make a 5th bedroom
 - *Bathroom
 - *Internal laundry
 - *Well equipped kitchen with a gas oven and cooktop - There is also an original wood fire stove that also heats water
 - *Large lounge room with fireplace
 - *Evaporative cooling throughout (this just needs a barrel fan installed to work again)
 - *Front verandah
 - *Rear outdoor living area
- Outside, the property is well equipped with multiple improvements including;
- *Car shed for vehicle parking
 - *Workshop shed with 15-amp power
 - *Hay shed
 - *Sheep yard/pig pen
 - *Chicken coop (not pictured)
 - *Greenhouse with water connected for growing your own fresh produce
 - *House yard perfect for dogs
 - *Fully fenced
 - *Large dam that holds water
- Precious water supply;
- *House tanks 48,000 litres
 - *Garage 15,000 litres
 - *Workshop 15,000 litres
 - *Hay shed 32,000 litres
 - *Sheep Yard - Bore water tank 10,000 litres

4 BED | 1 BATH | 6 CAR

PRICE:
\$495,000

OPEN FOR INSPECTION:
N/A



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