



# FOR SALE

## 47 ACRE COMMUTER HOBBY FARM

This is an ideal property for someone wanting a large parcel of land that's close to services.

Yes, this property is next door to the STKC track, but this is not constant. The club meets every few weeks and holds some practice days every now and then. The track has not been an issue for the current owner who has lived here for 10 years, and is only selling due to wanting to relocate interstate.

Deceiving in size, this two bedroom cottage is nestled on a generous 47 acres and is perfectly set up for the horse enthusiast, agistment, or somewhere to ride trail bikes without complaints.

The home enjoys a clever floor plan with 2 bedrooms, both with built-ins, open plan kitchen, dining and lounge; with a choice of heat pump or wood heater. With some relatively easy modifications, the dining area could easily be transformed into a 3rd bedroom. The lounge leads out to a huge timber deck, an extension on your living space during the warmer months, where you can sit, relax, and take in the views out over the rolling hills.

The shed has one internal stable and incorporates off the side two further stables and day yards, stock ramp and storeroom. There are numerous paddocks, some with new fencing, an arena, round yard and plenty of places to ride over the property which is predominantly pasture. The land ranges from near level to undulating with a partial bush paddock ideal for winter shelter and grazing, or a great spot for your own enduro track.

With the South East Irrigation Scheme running through the front paddocks, and the next stage due to run along the rear of the property - water is there if needed to be accessed {subject to availability}.

Everyone who visits 628 Fingerpost Rd, always say the same thing "what a beautiful property"! So don't drive by and judge from the road, call for your private inspection today!

2 BED | 1 BATH | 0 CAR

PRICE:  
\$989,000 - \$1,069,000

OPEN FOR INSPECTION:  
N/A



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