



# FOR SALE

## BIG ON VALUE, LITTLE ON PRICE

Do you picture yourself living on a semi - rural property away from the confines of suburban life?

Our owners have lived the dream for 9 years and now it is time for them to retire and travel.

Presenting a desirable design, this 30 square home offers all the alternatives for a mix of family or social living while providing opportunities for entertainment and development.

The heart of this home is most certainly the large family kitchen and family room where many a conversation is enjoyed. Adjoining is the impressive office complete with wall to wall storage and the equipped media room, perfect for games activities or family movie nights. For the wine enthusiast there is also a cellar for storage of your treasured possessions. Supporting this family centre is a spacious separate formal lounge and dining area.

Flowing out from this central hub is the massive covered patio which measures 11 x 7 metres and provides a grand gathering and entertaining point for your family and friends and is certain to enhance your lifestyle environment.

You will be amazed at the size of the master bedroom providing you with the ultimate private retreat complete with ensuite which includes a separate corner bath while the walk in robe is sure to exceed your expectations.

For the rest of your family or occasional guests, they too will enjoy the privacy of their own double sized bedrooms with built ins and a stylish family bathroom.

The high 2.7 metre ceilings and tiled floors throughout create a comfortable setting during the summer months.

To complete this package there are abundant bird attracting native trees, fruit trees, 2 powered sheds (9x6m and 6x6m), 4 water tanks (capturing 88,000 litres of rainwater) and the property is fully fenced. The home is also serviced by a 9000 litre tank connected to town water.

The sound of birdlife and the peaceful surroundings help to create a tranquil haven for your enjoyment.

4 BED | 2 BATH | 0 CAR

PRICE:  
\$449,000

OPEN FOR INSPECTION:  
N/A



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