

## Spacious living set on a 1 ½ ha block

Price : SOLD

3  1  6 



Presenting a light and airy home featuring spacious living and entertainment areas set on a 1 ½ ha block. This delightful home has three bedrooms all with built in robes, a three-way bathroom with linen press, lounge room and kitchen/dining room. The kitchen has electric stove with electric cooktop, range hood and walk-in pantry. Heating and cooling are well in control with evaporative ducted air-conditioning, a split system and gas heating as well a ceiling fans in the bedrooms and living areas. Enjoy the attractive garden backdrop from the large undercover paved entertaining areas. (Currently leased for \$375/week)

The property also includes a horse stabling complex servicing a number of clients in addition to the nearby race track and showground. It has 5 Stables, 4 day yards and 3 holding paddocks. There is a wash bay, round yard/sandroll and hay/feed shed as well as a 100' x 35' lock up shed with cement flooring and power connected. This all provides a very helpful additional income with a great opportunity to expand or venture into an alternate operation.

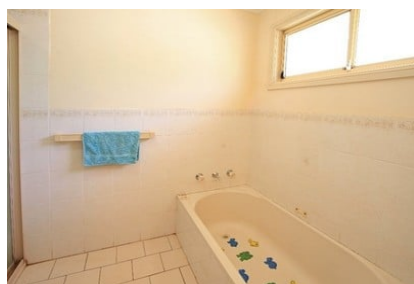
There is a solar electricity system installed and a bore with a submersible pump for ample water supply for the garden and horse complex.

- ~ Ideal Rural/Residential setting
- ~ Room to move with 1.5 ha (3.7 acre)
- ~ Comfortable well maintained 3 br home
- ~ Bore and town water
- ~ Horse stable & yards complex with room to expand
- ~ Variety of business opportunities

Contact Jason Hartin Ph: 0429 894 334

Agent Declares Interest

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



Representative  
Jason Hartin

Property ID 1051393

**Schute Bell**  
Property



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