



8447 St Vincent Hwy, Yorketown



## RARE OPPORTUNITY TO PURCHASE 4.2HA WITH 4BR HOME & SHEDDING - MASSIVE PRICE REDUCTION \$750,000

Properties of this size and quality rarely come on the market, so be quick and book your inspection today before it is snapped up. Situated approx. 2 kms from Yorketown on the Warooka Road, this 10.38 acre (4.2 hectare) property boasts a spacious 4 bedroom Mt Gambier stone home with new colorbond roof, large implement shed, workshop/implement shed with car garage lean-to & old car garage.

### Property Features:

- 10.38 acres or 4.2 hectares approx. 2km from Yorketown
- Main bedroom with split system air conditioner & ceiling fan
- 2nd bedroom with ceiling fan
- 3rd bedroom with built-in robe & ceiling fan
- 4th bedroom was converted car garage with split system air con & ceiling fan
- Office off kitchen/dine area
- Huge hallway with linen press
- Modern, newly renovated kitchen with breakfast bar, double sink, gas cooktop, electric oven & rangehood
- Separate dining room

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<b>Price</b>	\$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	10027
<b>Land Area</b>	4.20 ha

### Agent Details

Tony Clark - 0427 363 161

### Office Details

Maitland  
0888363161



- Large lounge with split system air conditioner
- Bathroom with bath, shower, vanity & separate toilet
- Separate laundry under back verandah
- Huge undercover entertaining area off back verandah, with roller door car entrance
- Single car carport attached to house
- Multiple water tanks connected to house with new pump
- 250ltr Vulcan hot water service with new element
- 5kw solar system

Shedding:

Implement shed (2 sections), rear of shed (24.3m x 7.3m x 4.8m\*), front of shed (24.3m x 7.3m x 9.2m\*), plus 2 x 22,500ltr poly rain water tanks

Old car shed in need of work (16.8m x 7.5m x 2.3m\*)

Workshop/implement shed (18m x 9.3m x 4.6m\*),  $\frac{3}{4}$  concrete floor with pit, 1 bay with wall for workshop area with power & car garage lean-to attached (8.9m x 4m x 2.4m\*)

This is an ideal opportunity for a larger family or hobby farmer, or even for a local farmer needing workman accommodation and extra shedding.

\* Denotes Approximate

RLA228106

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