



**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

🛏 4 📶 1 🚗 4 📄 4.20 ha

**Price** \$750,000  
**Property Type** Residential  
**Property ID** 10027  
**Land Area** 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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.