

Sold



12 Radiata St, Wirrabara



## Renovated, Self-Sufficient & Ready to Move In

Modern comfort and self-sufficient living combine in this beautifully renovated 4-bedroom home in the heart of Wirrabara. Featuring solar power, rainwater supply, versatile living spaces, and established gardens, it's move-in ready for a relaxed and sustainable lifestyle.

At the front of the home, Bedrooms 1, 2, and 3 are carpeted, each with battery operated roller shutters. Bedrooms 2 and 3 include built-in robes for extra storage, while Bedroom 4, currently used as a sewing room, offers flexibility as a home office, hobby space, or guest room. The main bedroom enjoys the convenience of direct access to the three-way bathroom, which features a shower, bath, and hand basin, a separate toilet, and a separate vanity area practical for both family living and guests.

The modern kitchen is well appointed with expansive laminate benchtops, a dedicated coffee nook, electric cooktop, and under-bench oven. It flows seamlessly into the dining area, where hybrid floating floors lead on to the spacious lounge room. Here, a slow combustion heater keeps the space warm in winter, while a ceiling fan and split system air conditioner provide comfort year-round.

The laundry offers exceptional storage for linen and household needs, adding to the home's practicality.

🛏 4 🌞 1 🚗 1 📏 2,027m<sup>2</sup>

**Price** SOLD for \$455,000

**Property Type** Residential

**Property ID** 11699

**Land Area** 2,027 m<sup>2</sup>

### Agent Details

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Stepping outside, a generous undercover patio provides the perfect setting for entertaining family and friends, with the potential to bring the former built-in BBQ back to life. Multiple sheds are positioned throughout the property for garden equipment, tools, and storage. The established gardens include a variety of fruit trees, an irrigated veggie patch, and landscaped surrounds.

Towards the rear, a large workshop/mancave is fitted with 3-phase power to the hoist, concrete floor, and a shipping container for additional storage. An extensive chook run, wood storage, and further shedding enhance the property's self-sufficient appeal.

With its thoughtful renovations, energy efficiency, and versatile spaces, this property is ready to enjoy in the welcoming township of Wirrabara.

Additional Features:

- Solar system 10kw\* Battery of 5.5kw\*
- Electric heat pump hot water system
- Zoned Controlled Reverse cycle air conditioner

Land Size: 2,027 sqm\*

Zoned: Neighbourhood

LGA: District Council of Moutn Remarkable

CT5654/837

\* Denotes approximate

RLA228106

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