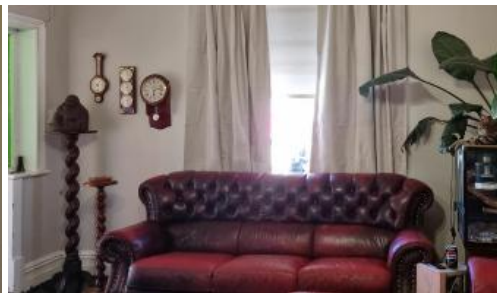




1 Mokota Rd, Mount Bryan



## SUBSTANTIAL BLUESTONE HOME

Beautiful character home set on a 2840sqm\* block in a quiet rural township. The leadlight panelled entrance opens into wide hallway and the 12 foot ceilings, open fireplaces and return verandah maintain the charm of yesteryear. The home provides 4 large bedrooms, or one could be used as spacious formal dining room. Fully renovated kitchen with solid timber cupboards, stainless steel appliances and island bench. Generous lounge/dining room with combustion heater in fireplace and split system air conditioning. As a bonus, there is a 7.2m x 4.8m rumpus room or studio plus 6.4kW solar and 16kW battery.

The abundant block provides established trees and lawns for children to play plus chook yards. Single garage / workshop and excellent supply of bore and rainwater. In peaceful and private location, surrounded by farmland and views of the Mount Bryan hills. Only 10 minutes' drive from the historic township of Burra.

\*Denotes Approximate RLA228106

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<b>Price</b>	\$340,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11922
<b>Land Area</b>	2,840 m <sup>2</sup>
<b>Floor Area</b>	140 m <sup>2</sup>

### Agent Details

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### Office Details

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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.