








## A Picturesque Rural Oasis on 12.2 Acres

3 1 2 12.25ac

Set on the outskirts of Wilmington, this exceptional property offers a rare combination of space, comfort and rural lifestyle appeal, with a total of 12.2 acres* across three allotments.

The standout feature is undoubtedly the breathtaking, tree-lined dam, creating a tranquil oasis right on your back doorstep. Enjoy the ever-changing views from the expansive rear verandah, relax by the water or simply take in the peaceful surrounds that make this property feel like a world away.

At the heart of the home is a spacious kitchen and meals area, complete with gas cooking, double sink and a slow-combustion wood fire, creating a warm and inviting hub for everyday living. A separate formal dining room and lounge provide additional living space, with the lounge featuring a split-system air conditioner and convenient access to the study.

The home offers three bedrooms, all featuring built-in wardrobes and ceiling fans, with the master bedroom also benefiting from a split-system air conditioner.

The well-appointed bathroom includes a shower, bath and vanity, with a separate toilet. A generous laundry provides excellent functionality with a

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| **Price** | $735,000 |
| **Property Type** | Residential |
| **Property ID** | 12602 |
| **Land Area** | 12.25 ac |

### Agent Details

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wash trough and direct access to the yard. Additional hallway storage adds further practicality.

Step outside to the large rear verandah, where the beautiful dam and established, tree-lined surrounds provide a stunning backdrop for entertaining, relaxing or enjoying the peaceful rural setting.

Adding to the versatility of the property is a substantial games room, approximately 5m x 10m*, located adjacent to the home. Complete with its own slow-combustion wood fire and separate toilet with basin, this space offers endless possibilities as a games room, entertaining area, hobby space or additional family retreat.

The property is exceptionally well improved with an extensive range of shedding, storage and infrastructure, including:

- Single garage, approximately 4m x 7.7m*, with concrete floor and power connected.
- Double carport, approximately 6m x 6m*, conveniently positioned with easy access from Duhring Road.
- Open-front shed, approximately 60ft x 30ft*, providing substantial storage and workspace, with 22,700L* rainwater tank.
- Workshop with concrete flooring and power connected.
- Wood shed and various smaller garden sheds.
- An impressive 55,000L* of total rainwater storage, including a new 15,000L tank plumbed to the home.
- Bore water, commonly utilised throughout the garden.
- 32 solar panels on the home and a further 18 panels on the shed, providing excellent solar infrastructure.

With established improvements, generous water storage, extensive shedding and the incredible outlook across the dam, this is a property designed for those seeking space, privacy and a genuine country lifestyle without being too far from the conveniences of Wilmington.

Key features at a glance:

- 12.2 acres* across three allotments
- Picturesque tree-lined dam
- Three-bedroom home
- Built-in wardrobes and ceiling fans
- Split-system air conditioning
- Slow-combustion wood fires
- Large rear entertaining verandah
- Separate formal dining and lounge

- Study
- Spacious games room with additional toilet
- Extensive shedding and workshop facilities
- 55,000L* rainwater storage
- Bore water
- 50 solar panels across the home and shed*

Acreage, water, shedding and an outstanding outlook, 130 Duhring Road is a property with plenty to offer and plenty of room to make it your own.

CT: 5881/554 & 5566/796

RLA228106

* Denotes Approximate

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