







A Rural Escape with Space & Natural Beauty

Offering a wonderful blend of country charm, generous living spaces and an impressive range of shedding, this appealing property is set across 13.49 acres*, presenting an exciting opportunity for those seeking a relaxed rural lifestyle with room to pursue their interests, hobbies and rural pursuits.

Adding to the property's rural appeal, the Rocky River curves through the land, providing a beautiful natural feature and an added sense of tranquillity.

The home offers three well-proportioned bedrooms, all featuring carpet flooring, with a spacious master and second bedroom. At the front of the home, a formal lounge welcomes you with an ornate ceiling and convenient access from the front entrance, while the central formal dining room continues the character and charm, with its own ornate ceiling and flexibility to be utilised to suit your needs.

The kitchen and meals area provides a practical space for everyday living, featuring an electric stove, ceiling fan and sink positioned beneath a window overlooking the rear garden.

A separate living area adds further comfort, complete with a slow combustion wood heater, creating a cosy setting during the cooler months.

The three-way bathroom has been enhanced with updated tiling and

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Price	$585,000 - $615,000
Property Type	Residential
Property ID	12819

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comprises a vanity and bath, with a separate shower room and separate toilet for added convenience. The laundry is well equipped with a stainless-steel wash trough, built-in cupboards and direct rear access.

At the rear of the home, a light-filled lobby offers excellent versatility and could comfortably accommodate a home office, hobby area or practical mudroom. Both front and rear verandahs provide additional spaces to enjoy the surrounding gardens and country atmosphere.

Water security is well catered for, with three large rainwater tanks, an electric hot water service and additional water supply from a submersible bore and windmill, with the windmill pump conveniently located within the rear shed.

One of the standout features of this property is the extensive range of shedding and dedicated workspace, offering flexibility for tradespeople, hobbyists, vehicle enthusiasts or those simply requiring additional storage.

An appealing inclusion is the separate art studio, comprising a large supply room fitted with a sink and a spacious, well-lit studio area. Complete with two sliding doors and lambswool insulation, this is an inviting space ready to accommodate creative pursuits, a workshop or a range of alternative uses.

Further improvements include:

- Large Vehicle Shed measuring 12.5m x 11.5m*, featuring concrete flooring and power, with capacity to accommodate up to six vehicles.
- 5.5m x 7.3m* stone Packing Shed, complemented by an attached 7.6m x 7.9m* lean-to.
- The rear shed is an impressive structure measuring 18.5m x 12.5m*, providing substantial additional storage and workspace with an earth floor.
- Additional Shedding: Various sundry sheds and a garden shed provide further useful storage options.

Established Gardens & Room to Grow

Surrounding the home are established gardens, with lawn areas and an assortment of fruit trees, including peach, plum, pear, nectarine, lemon, apricot, loquat, quince and walnut.

For those with a passion for gardening, a substantial vegetable garden area positioned to the northern side of the home provides a wonderful blank canvas to establish your own productive garden and enjoy the rewards of home-grown produce.

With its established gardens, extensive shedding, dedicated studio space and valuable water infrastructure, this property offers a wonderful opportunity to embrace country living with the space and flexibility to make it your own.

Please Note: The boundary overlay is provided as a guide only and may not accurately represent the property's boundaries. Refer to the Certificate of Title for precise boundary measurements.

*Denotes Approximate

RLA228106

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