







Private Rural Retreat with Historical Charm

Discover your ideal rural lifestyle just 4 kilometers south of Crystal Brook with this beautifully established stone home, built circa 1887 and tastefully upgraded for modern comfort. Nestled on a 17-acre parcel, this property offers a perfect blend of historic character and contemporary convenience.

Step inside to find:

- **Updated Kitchen**: Featuring a modern freestanding electric oven, ample cupboard space, and a functional layout.
- **Updated Bathroom**: Complete with a shower, bath, vanity, and toilet, ensuring comfort and practicality.
- **Warmth and Ambiance**: Enjoy gatherings in the dining room warmed by a wood fire combustion heater, complemented by an ornate fireplace in the lounge area.
- **Bedrooms**: Three bedrooms, including a master with a generously sized robe included in the sale.
- **Year-Round Comfort**: A split system air-conditioner ensures climate control throughout the seasons.
- **Convenient Extras**: A detached laundry and second toilet add convenience to daily living.

Outside, the property boasts:

3 1 3 17.00ac

Price	SOLD for $450,000
Property Type	Residential
Property ID	9949
Land Area	17.00 ac

Agent Details

James Wardle - 0407 362 105

Office Details

Crystal Brook
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- **Energy Efficiency**: Benefit from a 6-kilowatt solar system feeding into the grid, reducing energy costs.
- **Water Security**: Ample rainwater storage supplemented by mains water connection.
- **Storage and Workspace**: A 12m x 6m car garage with a concrete floor and power, alongside a large 12m x 24m open front shed also with power.
- **For the Hobby Farmer**: A small crutching shed with basic sheep yards

The land is divided into two main paddocks, approximately 13 acres of which are arable. Currently leased to the Crystal Brook Football Club for the 2024 and 2025 seasons, offering an income opportunity with the opportunity to graze the stubbles between seasons.

This rare offering presents a unique chance to own a substantial lifestyle property within close reach of Crystal Brook's amenities.

Don't miss out on this exceptional opportunity. Arrange your inspection today and envision life at this picturesque retreat!

Land Size - 17 acres*

Zone - Rural

RLA228106

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