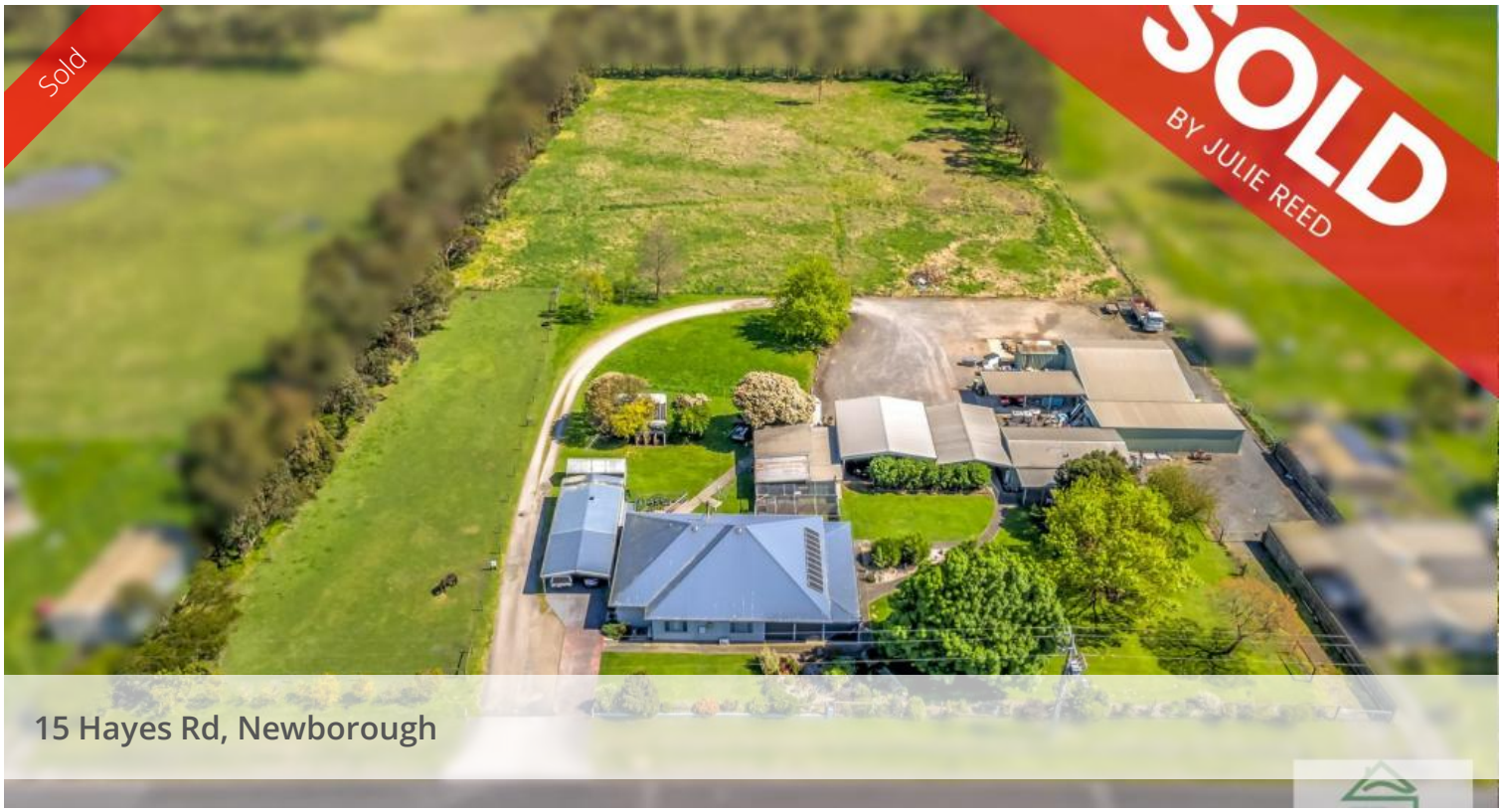







A MULTITUDE OF POSSIBILITIES

3 2 16 5.00ac

THE LAND

Situated on approximately 2.014ha (5 acres) with sealed road frontage that falls within the Urban Growth Zone (UGZ) Schedule 1, indicating potential for future development and conveniently positioned within a few minute's drive of the Moe and Newborough CBD's.

An opportunity exists to develop the remaining land into residential blocks that would complement the new estate across the road (STCA).

THE HOMESTEAD (the main residence) is a versatile family home boasting all the mod cons with recent updates of the interior. There are three bedrooms and two bathrooms, with the master bedroom having its own ensuite.

The extra-large open plan dining/living area features a s/system & slow combustion heater with sliding doors that open to a decked undercover verandah/alfresco area with pull down blinds making this the ideal area for bbq's & family gatherings.

A modern kitchen includes electric cooking, double sink and plenty of cupboard storage.

Outside there is a solar system, electric HWS, double garage with double carport, a hothouse, additional garden shedding, a chook pen and on the Northern side of the home beautiful established gardens for you to admire.

The abundance of features can only be appreciate by inspecting the

Price	SOLD
Property Type	Residential
Property ID	2051
Land Area	5.00 ac

Agent Details

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Strzelecki Realty

property, both dwellings and shedding are all contained in the front section of the property leaving room to further develop the remainder of the property STCA.

All town services are available, town water & sewerage system (apart from gas) and having a bitumen road frontage is a real bonus.

THE INCOME

This property has a commercial tenant in place on a month by month lease that is currently paying $37,180pa (gst inc.) for the substantial shedding and accommodation that is separate from the main residence located on the property. If you were looking at the main residence from an investment point of view you could anticipate a return of approximately $26,000pa rental income, a nice return.

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.