

Class -Prestige-Quality -Horses!

THIS WILL NOT LAST LONG ON THE MARKET SO BE QUICK!

Rarely do you find such an established horse property hit the market. What a set up! This near new establishment has it all for the experienced rider. Fantastic flood light 60 x 20m dressage arena. Several holding paddocks, 4 stables, tack rooms and hot & cold wash bay.

The home was uniquely designed to utilize the natural light and views over the land from every room. The floor plan is ideal and being a near new home there are more than a few extras having it all for the astute buyer. Established gardens and grounds are also sure to impress.

The home is set behind a new post and rail fence ideally positioned in the middle of the block back allowing for that extra privacy and peace and quiet that you would expect on rural acres. It has a sensation of being at your own private resort.

- Custom built 4 bedroom home on 5 acres
- Gourmet island bench style kitchen with stainless steel appliances
- Spacious bright open plan living area leading to an impressive entertaining area overlooking the pool and acres
- Ducted air-conditioning throughout and extra deep built ins to allow enough room for the kids study desk, also fully alarmed
- A separate men's shed/workshop with toilet, sink, fireplace, shower and ample storage
- Assortment of mature established fruit trees including mango, peach, pears, apple and a massive mulberry
- Sparkling salt water in ground swimming pool with a water feature in and ideal private setting
- Master bedroom with walk in robe and ensuite
- Double garage with remote doors and internal access
- 4 toilets in total, water has been plumbed to the back boundary, 4500 watt flood lit arena

The convenience of this property is also a highlight. It is located within 1km to the beautiful country village of Thirlmere. It is renowned for its character and history many weekend visitors to the rail museum. Shops, schools and facilities are all minutes away.

This is an exciting opportunity to purchase this immaculate property set up ready to go.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.



Gerard Smith