

## Horse Creek - 27 Acres- Tradesman Dream!!

This one is special property having a private exclusive post and rail entry at the end of cul de sac. We believe this property will not last long on the market having a lot of appealing features. Set amongst a private setting with established grounds on 27 acres that gradually falls away to your own creek with a beautiful swimming hole set amongst natural bushland.

The shedding on this property is the best you will see on any rural property. There is a 12x24x6m high manufacturing fabrication shed with a 150m thick concrete slab throughout.

Stop the hassles of renting a workshop and work from home with this magnificent set up. It is all set up for the tradesman/metal worker or car enthusiast. The main shed has 240m<sup>2</sup> floor space and 140m<sup>2</sup> in the mezzanine floor that is sure to impress and that not including all the other shedding. A great set up for a home business.

The remaining 3 sheds are all good sizes. The office has a toilet, shower block and smoko room.

- Renovated comfortable 3 bedroom home on 27 acres
- New kitchen, open plan living, high ceilings, combustion heating
- A1 resort style swimming pool with cabana and water feature including a toughen glass hydraulic pool closing gate
- Full size round yard with tack room adjacent with power and water
- A man cave set up ready to go for the boys
- Separate teenage retreat or guest room
- Ample water storage with 110,000L tank and another 26,000L tank
- 20 mega litre license for irrigation from the creek and 2 dams

There is even balance of cleared land and timbered giving the best of both worlds. The property would be ideal for horses, trucks/tradesman or for the kids to ride motorbikes.

Oakdale is situated just one hour and 15 minutes drive from Sydney and 40 minutes from Wollongong's beautiful beaches. It is renowned for its semi rural lifestyle and family friendly atmosphere. With major cities now so accessible, popularity is exploding with smart buyers looking for a lifestyle change, or for executives looking for that rural getaway.

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**