

Sold

## 279 Parkland Drive, Julimar



### Want a Shed???. LOOK WHAT WE HAVE FOUND!!!!

Do you have loads of tools or are cars more your thing?? If so we have the perfect place for you!

The main shed is 20 metres long x 12m wide and has a 3.6m wall height. The walls are fully lined with 50mm Anticon and there are two Bonaire evaporative industrial air conditioners and a wood fire to make it the perfect place to work all year round. The shed has approved "Home Industry" classification so you can run a business from here if you wish. This shed was custom made and has a 150mm slab and high tensile roof trusses.

Now that dad is happy, how about mum? For the family we have a 3 bedroom, two bathroom T & R transportable home. On entry to the home you come to the front verandah and then into the formal entry hall. The first thing you will notice is the stunning Aqua lock timber flooring which flows throughout the home!

To the left there is a spacious master bedroom with large walk in robe and ensuite. This room has its own split system air conditioner for year round comfort and block out curtains, perfect for keeping out the heat or when you want to sleep in!

To the right of the entry hall there is the 3<sup>rd</sup> bedroom or study. From the entry hall you pass through a glass door into the main living area.

The open plan family room/ dining and kitchen area is a light and

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**Price** SOLD for \$419,000  
**Property Type** Residential  
**Property ID** 1113  
**Land Area** 11.00 ac

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bright space and is the hub of the home. The kitchen is a generous size and has a walk-in pantry, separate wall oven and gas cook top and plenty of bench space. There is a split system air conditioner and a slow combustion wood fire to keep you cosy. Next to the family room is a formal lounge room that could be used as a theatre room or games room. This room is separated from the family room by a set of doors and has its own split system air conditioner.

There is another hall way leading off of the family room that will take you to the second bedroom, main bathroom, toilet and laundry. The second bedroom is large enough to fit a queen size bed and has a reverse cycle air conditioner.

The main bathroom features a separate bath and shower. The laundry has plenty of cupboard space and storage and there is an additional large linen cupboard in the hallway.

Off of the dining area is a decked area which is perfect for barbecuing and dinner outside!

### **Now for the extras!!**

There is an additional 9m x 6m powered shed with a dirt floor, which also has a 3m x 6m lean to on each side.

There is 2 x electrified horse paddocks and a 21m round yard ready for a horse lover to move their horses straight in - Round and square horse training yards .

There is a large chicken yard with a 10' x 10' garden shed for roosting.

There is a 10' x 10' garden shed near the house and a small shed that houses an 8kva generator which can run the whole house in the event of a power failure. There is also a water filtration system and a pressure pump.

Water is supplied from the main 24,000 gallon house tank. There is 1 x 5000 gallon tank and 3 x 1000 gallon tanks on the property for additional water supply.

All of the boundary fencing is new and there is an electric gate to the front of the house.

All of this on a manageable 11 acre block!

If this sounds like the perfect place for you please contact Sharon Johnson 0427 949 331 to arrange your private viewing!!

**Disclaimer:** every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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