

Sold



116 Muller Rd, Tregeagle



## SOLD by MELANIE STEWART

Set back from the road at the end of a sweeping bitumen driveway is this stunning property on an idyllic 3.05 hectares (7.5 acres). In a location that is fast becoming one of the most sought after and yet still affordable destinations in our region it enjoys an elevated position with views overlooking rolling green countryside. An easily maintained low-set home complete with wrap-around verandahs is complimented by a spacious separate studio with both overlooking the sparkling in-ground swimming pool.

Picturesque rural views are the highlight from every room in the double brick home and particularly the air-conditioned main living room. A spacious central kitchen is adjacent to the dining area and overlooks the relaxed second living area with cosy fireplace. Decadent French doors, parquet flooring, and high ceilings throughout are a delightful indulgence. All bedrooms are of good size, air-conditioned and include ceiling

4 2 6 7.50 ac

**Price** SOLD for \$685,000  
**Property Type** Residential  
**Property ID** 931  
**Land Area** 7.50 ac

**Agent Details**  
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fans and built-in wardrobes, with the master having an ensuite.

The predominantly clean and cleared land is ideal for those seeking to create a small hobby farm complete with three established paddocks for horses, or a small number of livestock, and is already fully fenced and has water troughs in place. Vehicles are easily accommodated with multiple shedding and carport options which include plenty of storage room for your outdoor equipment. A total of five water tanks ensure water supply is not an issue.

Solar power is in abundance with 90 solar panels (!) ensuring a plentiful supply. An established mature orchard, a large chook house and a gorgeous gazebo all add to the character and charm of the property.

This property offers an exciting opportunity to enter the popular small acreage market at a realistic price and capitalise on potential and position. Lifestyle properties like this are scarce, so if you are looking for exceptional real estate and a property that will appeal to everyone in the family this one must be viewed to be appreciated, you will not be compromising on space or size!

Arrange your inspection today by contacting Exclusive Selling Agent, Melanie Stewart, on 0421560936

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