



## Calder, 149 Bassetts Road

UNDER CONTRACT!

Are you looking for a change in lifestyle?

If you don't mind rolling up your sleeves and applying some elbow grease, we have a property awaiting you. Emerald Valley is located within 15 minutes from Wynyard on a no-through road. With paddocks for a few livestock and a gently flowing river with a little waterfall.

This property offers privacy with fantastic rural features. Anyone thinking large family homestead, offering accommodation or creating a small scale agriculture adventure should be intrigued. With seven bedrooms and five bathrooms the options are endless.

### Property Features

Downstairs:

- \* Kitchen with large walk in pantry and outside access
- \* Large formal dining room with wood heating



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
NEW PRICE - Offers Over \$699,000

**View**  
[ljhooker.com.au/JK9FD3](http://ljhooker.com.au/JK9FD3)

**Contact**  
**Theresa Button**  
0419 395 274  
[tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

**LJ Hooker Wynyard**  
**(03) 6442 3477**

- \* Two large style bedrooms with ensuites and built in robes
- \* Third bedroom currently used as a home gym
- \* Large entry and separate office
- \* Large outdoor alfresco /atrium
- \* Rumpus / pool room
- \* Internal laundry and large external laundry

Upstairs:

- \* Grande lounge with wood heating and adjoining dining / second living
- \* Main bathroom with separate shower, bath, vanity and toilet
- \* Two large style bedrooms with ensuites and built in robes
- \* Third bedroom overlooking the atrium
- \* Enclosed alfresco area adjoining an office / bedroom
- \* Separate toilet and storage room

Outdoors:

- \* 14.66 hectares (approx 36.22 acres)
- \* Massive 30m x 15m Colorbond shed, with a lined 19m X 5m room with wood heating and reverse cycle
- \* Numerous outbuildings
- \* Greenhouse and established gardens
- \* Approx 1km of river frontage with waterfall
- \* Solar power, water tanks and septic
- \* 1987 built brick veneer home, aluminum windows

Inspection is essential to appreciate all that is on offer here so contact Theresa to arrange a private viewing.

\*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

Building Size: 352sqm (approx.)

Land Size: 36.22 acres (approx.)

Beds: 7

Baths: 5

Built: 1987 (Approx)

Zoning: Rural

Council Rates: \$2,200 P/A (approx.)

Water: creek, tank



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## More About this Property

<b>Property ID</b>	JK9FD3
<b>Property Type</b>	House
<b>House Size</b>	352 m2
<b>Land Area</b>	36 acre
<b>Including</b>	Toilets (6) Workshop Built-in-Robes Solar Panels

**Theresa Button 0419 395 274**  
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