



16 Waipuna Road Springvale, Clyde

## VENDORS READY TO GO!

Set on a serene and sunny lifestyle block, 16 Waipuna Road offers the ultimate in country living with room to roam, views to admire and a layout designed for both relaxation and functionality. Our motivated vendors have loved their time here but with downsizing on the horizon, this special property is ready for its new owners.

Key features Include:

- Spectacular views of the iconic Leaning Rock, with all-day sun flooding the home and land.
- Spacious living areas, including a large lounge - the ideal spot to unwind or entertain.
- Set on three levels, three generous double bedrooms, a central family bathroom and plenty of scope to add your own touch.
- Double basement garage plus an additional single garage, workshop, tack room or storage.

For the Lifestyle & Equestrian Enthusiasts:

- Fully fenced, stock-proof paddocks ready for your animals.
- New irrigation line installed with hydrants, compatible with K-Line irrigation - efficient and future-ready.
- Bring your pets, horses, or hobby animals - the setup here is ideal for equine lovers, with hitching rails already in place.
- Enjoy safe, off-road riding options, and you're just under 2 km from the Dunstan Equestrian Centre.

Prime central location positioned between Alexandra and Clyde,

3 1 3

### FOR SALE

Enquiries Over \$1,150,000

### AGENTS

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Jane Hoskins  
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### AGENCY

LJ Hooker Alexandra  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

you're close to town conveniences yet surrounded by the tranquility of rural life.

## MORE DETAILS

Property ID 15VVGME  
Property Type Lifestyle  
House Size 220 m<sup>2</sup>  
Land Area 4.29 hectare  
Including Dishwasher  
**Licensed Real Estate Agents (REAA2008)**

### Jo Tickle 0274 855 701

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