



32 Woodbury Road, Geraldine

## Ideal Lifestyle Property on the Outskirts of Geraldine

Enjoy the perfect balance of space, comfort and rural charm with this exceptional lifestyle property set on 4.77 hectares. Whether you're seeking a spacious family home or a peaceful retreat for retirement, this property offers the best of the "Good Life" with established gardens and an impressive range of outbuildings.

The well-appointed home features three bedrooms plus a large office, including a master with an ensuite. A full family bathroom, separate mudroom, and third WC add to the practicality of everyday living. At the heart of the home is a modern kitchen, flowing into the dining and sitting area. A large, separate lounge provides additional living space and opens out to a generous covered outdoor entertaining area - perfect for year-round enjoyment.

Comfort is assured with full double glazing, a heat pump, log burner and heat transfer system.

Outside the property is superbly equipped with a shearing shed, cattle yards, two double garages, hobby room, three bay hay shed and a variety of additional sheds. A standout feature is the exceptional shed with three roller doors, a mezzanine floor, and an attached open bay wing - ideal for tractors and equipment.

This is a rare opportunity to secure a versatile lifestyle property in a highly desirable location.

3 2 5

### FOR SALE

Enquiries Over \$1,695,000

### VIEW

Sat 6th Jun @ 12:30PM - 1:00PM

### AGENTS

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### AGENCY

LJ Hooker Geraldine

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Enting Real Estate Limited

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LJ Hooker

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**MORE DETAILS**

Property ID	7PYGDY
Property Type	Lifestyle
Land Area	4.78 hectare
Including	Ensuite Toilets (3)

**Licensed Real Estate Agents (REAA2008)**

**Anne Weschenfelder 027 693 8116**

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