



271 Scotts Road, Lapoinya

3 1 1

PEACEFUL YET CONVENIENT - FRESH AIR & FREEDOM!

Just 20 minutes from Wynyard, this property offers the perfect opportunity to create a fulfilling country lifestyle for the whole family. Surrounded with fertile pastures and natural water sources, it is well suited to hobby farming, gardening or small scale livestock. Providing plenty of space for children to explore and enjoy the outdoors. Peaceful and private, yet conveniently close to town. This is an ideal setting to embrace self sufficiency, fresh air and the freedom of rural living

FOR SALE

PRICE REDUCTION - \$665,000

AGENTS

Theresa Button

0419 395 274

tbutton.wynyard@ljhooker.com.au

AGENCY

LJ Hooker Wynyard

(03) 6442 3477

Homestead features:

- Open plan living with wood heating and reverse cycle
- Large country style kitchen with island bench, dish washer and pantry
- Second living with rural views and ocean glimpse
- Main bedroom with a generous walk in wardrobe
- Large modern laundry with extra storage and separate toilet
- Undercover access to main garage and fourth room
- Solar panels installed
- Large shed/man cave with high lift roller door and mezzanine living area
- Multiple storage sheds and a secure dog yard

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.

LJ Hooker

- 3 good size paddocks with new fencing

Call Theresa today to arrange your private inspection.

Further Details:

Building Size: 136 sqm (approx.)

Land Size: 5.2 acres (approx.)

Beds: 3

Baths: 1

Built: 1940 (approx.)

Council Rates: \$1,100 P/A (approx.)

Water: Tank and bore

Septic:

- *** 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 ****

MORE DETAILS

Property ID	K1AFD3
Property Type	House
Land Area	2.12 hectare
Including	Air Conditioning Toilets (1) Dishwasher Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

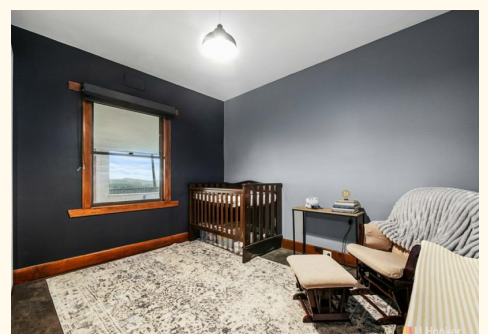
Theresa Button 0419 395 274

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LJ Hooker Wynyard (03) 6442 3477

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FLOOR 1

FLOOR 2

FLOOR 3



TOTAL: 152 m²
 FLOOR 1: 152 m², FLOOR 2: 0 m², FLOOR 3: 0 m²
 EXCLUDED AREAS: SHED: 15 m², GARAGE: 59 m², CARPORT: 36 m²,
 PORCH: 16 m², DECK: 27 m², LOW CEILING: 10 m²,
 BEDROOM: 8 m², WALLS: 19 m²

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **152 m²**
 Land size: **21,220 m²**