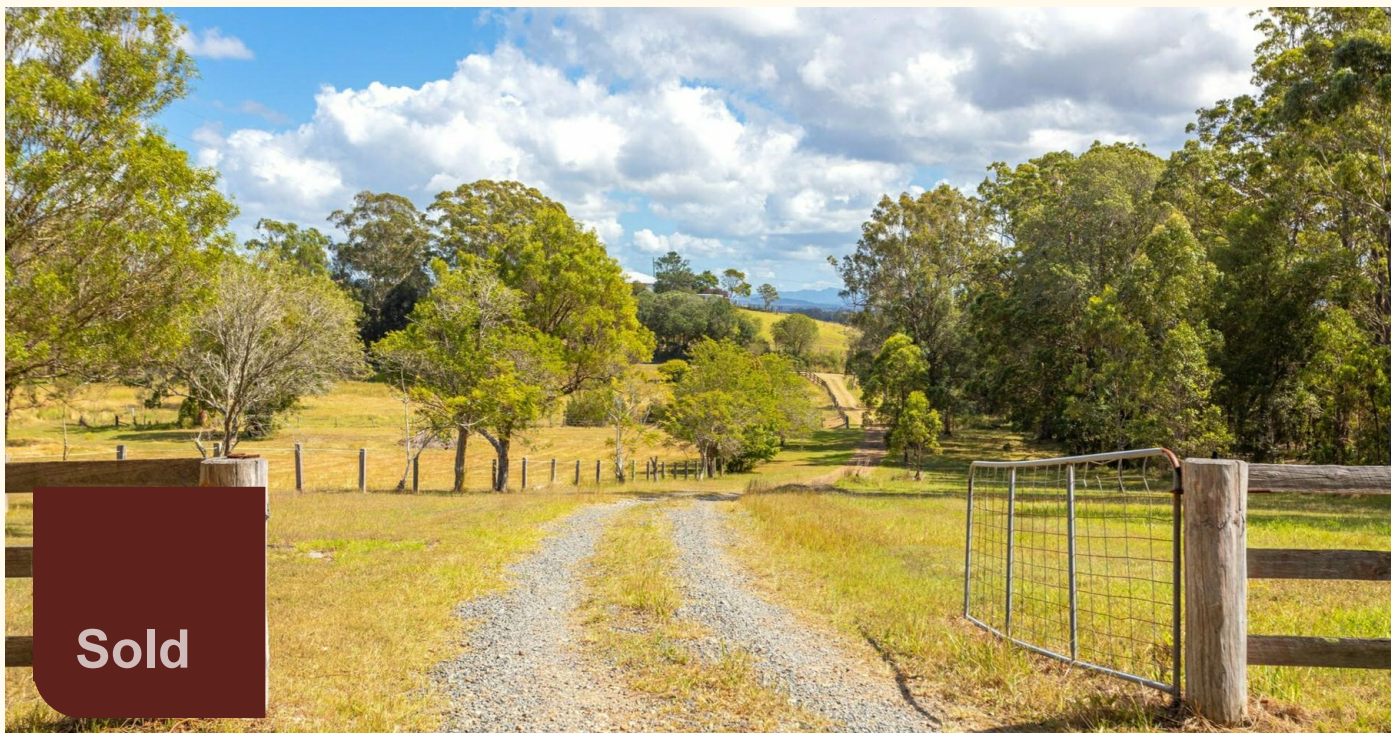




16 Ruprechts Road, Mitchells Island

WELCOME TO RIPLEY LODGE - A HORSE LOVERS DREAM

Set in an elevated position on 9.56Ha (23.6 acres)* overlooking green pastures and a bush setting, 'Ripley Lodge' offers a fantastic opportunity to secure a well equipped horse property combined with a character filled home, all enjoying scenic mountain views and even some river glimpses. Just 15-20mins drive* to Old Bar and 10 mins drive* to Manning Point.

Privately positioned on fully fenced, usable land, this solid brick home with timber features (circa 1985) delivers space, functionality and timeless appeal. High ceilings, exposed brick feature walls and slate flooring add warmth and personality throughout.

The home provides multiple living areas including two generous spaces with air conditioning and fireplace, cedar lined ceilings, timber accents and built-in shelving. The spacious timber kitchen features stone benchtops, electric cooking and a pleasant outlook over a private courtyard.

An enclosed indoor/outdoor entertaining area creates a versatile space for year round enjoyment while capturing the peaceful surrounds.

3 2 6

FOR SALE
\$1,150,000 - \$1,250,000

AGENTS

Adam Stevenson
0409 607 967
a.stevenson@ljhooker.com.au

AGENCY

LJ Hooker Old Bar Beach
(02) 6553 7133

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

Accommodation currently includes three bedrooms, all with ceiling fans. The main bedroom offers air conditioning, walk in robe and ensuite, while the second bedroom also includes its own air conditioning. There is also scope to easily convert or reconfigure the floorplan to create a fourth bedroom if desired.

Additional features include a large laundry with walk in storage, double carport and a welcoming front porch to take in the elevated outlook.

Designed with equine use in mind, the property is well set up for horses with:

- Five open stable yards
- Two enclosed stables with tack and feed sheds
- Fully fenced paddocks
- Ample space for riding, training or further improvements
- Two dams
- Large machinery shed and workshop, ideal for storage of equipment, floats or farm machinery.

The grounds are complemented by established fruit trees including mandarin, orange, grapefruit, lime and mango, along with excellent water storage via five tanks (two 20,000L and three 25,000L).

A well rounded lifestyle property offering the perfect blend of comfortable living, equine infrastructure and picturesque rural outlooks. Contact Adam Stevenson on 0409 607 967.

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- Approximate areas, distances, times

MORE DETAILS

Property ID	P6AF6X
Property Type	House
Land Area	9.56 hectare
Including	Air Conditioning
	Dishwasher
	Solar Hot Water
	Council Rates \$3100 approx per Annum

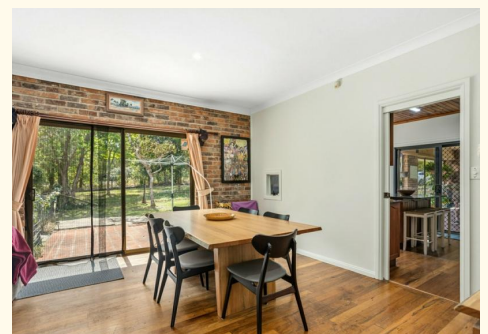
Adam Stevenson 0409 607 967

Selling Principal | a.stevenson@ljhooker.com.au

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16 RUPRECHTS RD, MITCHELLS ISLAND

Floor Plan measurements are approximate and are for illustrative purposes only.
Floor Plan by James Cause Photography jamescause.com

