



381 Myalla Road, Myalla

ALREADY UNDER OFFER!

Space, Sheds & Small Acres - Seriously Big Potential

Welcome to Myalla and a property ready for its next chapter. Built in 1917, this character-filled home comes with solid bones, generous space and seriously big potential. Special invitation to those wanting to roll up their sleeves, get a little dirt under their fingernails and put their toolbox to good use. This could be a project, that will be well worth the effort.

Situated just under 20 minutes west of Wynyard, amongst peaceful rural surrounds, this property offers the space and lifestyle many are chasing, along with the opportunity to add real value over time. Whether you're a first home buyer, renovator or someone looking to create a home with character. If you can see the vision, the potential here is something special.

Indoor Features:

- Timber kitchen with gas cooktop and pantry
- Open plan dining and living with deck access
- 1 Generously sized main bedroom
- 3 additional bedrooms
- Office/rumpus or 5th bedroom
- Wood heating, Tas Oak timber floorboards and high ceilings

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FOR SALE

Please Call

AGENTS

Theresa Button
0419 395 274
tbutton.wynyard@ljhooker.com.au

AGENCY

LJ Hooker Wynyard
(03) 6442 3477

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**

Outdoor features:

- Large deck with undercover area
- 4.2 Acres with 2 paddocks
- 10.2m X 10.6m Shed
- Old dairy with outdoor room plus a chook shed
- Water rights with underground pipes to flowing creek

This Property is currently tenanted on a non fixed lease and requires Minimum 48hours notice for access.

For more information please contact Theresa today on 0419 395 274

Further Details:

Building Size: 165 sqm (approx.)
 Land Size: 4.2 acres (approx.)
 Beds: 4
 Baths: 1
 Built: 1917 (approx.)
 Council Rates: \$1,200 P/A (approx.)
 Water: Tank and creek
 Septic: Yes
 Planning Zones: Agriculture
 Municipality: Waratah-Wynyard

- ** Photos have been edited to minimise/remove tenant belongings for marketing purposes.
- *** 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 ****

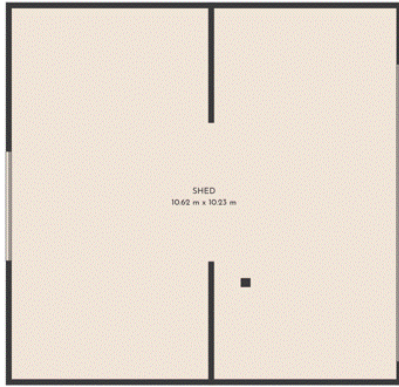
MORE DETAILS

Property ID	K4DFD3
Property Type	House
House Size	165 m2
Land Area	4.25 acre
Including	Toilets (1) Deck Floorboards Workshop Water Tank Gas Cooktop office/5th bedroom Multiple Sheds

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Basement





TOTAL: 161 m²

Basement: 0 m², 1st floor: 161 m²

EXCLUDED AREAS: SHED: 108 m², PORCH: 72 m², DECK: 55 m²,
WALLS: 16 m²

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



 Floor area: **161 m²**
 Land size: **17,275 m²**