



105 Braddocks Road, Orangeville

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Acreage Lifestyle with Dual Living, Industrial-Style Shed & Pool

LJ Hooker United Group presents this superb 8.11-hectare* (20.05-acre*) property offering a perfect blend of rural living, versatility, and income or dual-occupancy potential.

Designed for families seeking space and flexibility, the main four-bedroom home features open-plan living with a combustion fireplace, and a kitchen with breakfast bar, electric oven and dishwasher. The home provides accommodation via four bedrooms, all with built-in robes and the master bedroom with direct access to the main bathroom. There's also a separate powder room for convenience. Outdoors, entertaining is effortless with a huge pergola area overlooking the sparkling saltwater pool and sun deck, while a fenced house yard provides a secure haven for kids and pets.

The separate studio-style granny flat includes a kitchenette with electric cooktop, bathroom with laundry space and split-system air conditioning - ideal for in-law accommodation, a teenager/adult retreat, or rental income.

Tradies, truck owners, car lovers and hobby farmers will appreciate the infrastructure, with a massive 432 sq.m colorbond shed*, high-clearance access, hardstand area for heavy vehicles and a loading

FOR SALE

Offers Above \$2,975,000

AGENTS

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AGENCY

LJ Hooker United Group

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 **LJ Hooker**

dock plus a separate double garage, dog kennels, and seven paddocks suitable for livestock.

Other key features:

- bedroom main home plus studio-style granny flat.
- Feature sandstone driveway entry.
- Separate driveway access for residence and shed.
- 25 kW solar system.
- ground concrete water tank.
- Split-system air conditioning (home and granny flat).
- Huge industrial-style shed with hardstand and loading dock.
- Fenced house-yard.
- ground, saltwater swimming pool.
- CCTV and alarm system.

MORE DETAILS

Property ID	93J1T
Property Type	AcreageSemi-rural
Land Area	20.05 acre

Nicholas Pikis 0437 248 641

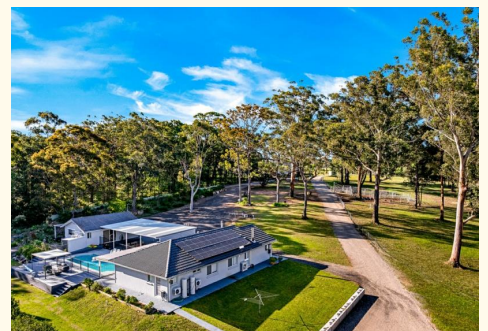
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Main Residence

Granny Flat

Shed

105 Braddocks Road, Orangeville



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.