

Pratten, 41 Lester Street

Perfect Tradie Handyman Haven

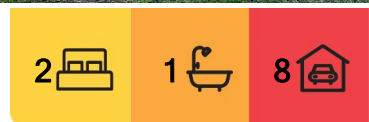
The massive 10 metre by 15 metre shed with abundant front verandah along the length offers expansive work area. The Ranbuild shed is fully insulated with an abundance of power outlets, including 3 phase, with ultra bright low power usage lighting and sealed concrete flooring. There are 2 powered door to the shed with another manual door and workshop area. Set up your hobbies or business one end and convert part to another residence.

The whole property is serviced by a 3 phase solar panel system and is also connected to the main grid, and there is town water to the property. There is an abundance of storage provided and include a storm proof carport a 6 metre by 3 metre lockup garden shed and adjacent greenhouse. There is also an undercover dog pen with the entire property being fenced to keep animals in.

There is also a 20 metre Vegetable garden that is bird proofed with a watering system that



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For Sale
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operates on either town water or from the 97k litre water storage tanks on the property. The current owner has planted a number of fruit and nut trees that are now mature enough and have begun to fruit.

The 2 bedroom cottage has been restumped with steel stumps, new electrical and repainted internally. There is a combustion heater inthe lounge area along with air conditioning. the kitchen has stone benchtops and a large St. George 900mm double Range all Australian made. The front stairs and rails have been replaced giving the home an inviting entry way.

There is wonderful scope with this property to add your own touches to make this your home but to have an excellent infrastructure to back your future endeavours. This property is a must to inspect to appreciate all it has to offer.

More About this Property

Property ID	M20H85
Property Type	AcreageSemi-rural
Land Area	4047 m2
Including	Toilets (1)

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