



River Ranch, 10 Aquarius Avenue

TRANQUIL ACREAGE LIFESTYLE

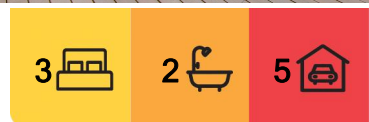
The owners of this immaculately presented acreage property have decided to sell and downsize giving a fantastic opportunity for the younger generation family to enjoy it as much as they have. Situated only minutes drive to the beautiful Calliope River & 5 minutes to the township of Calliope offering primary & High Schools, shopping centres, 2 Taverns & sporting facilities, this is country living done easy.

THE HOME

- * Lowset brick home inc. of double carport
- * 3 bedrooms all with built in robes & air-conditioning
- * Massive air-conditioned lounge room leading to the outdoor entertainment area plus adjoining front timber deck to catch the morning sun in winter
- * Family room
- * Formal dining room & breakfast room with feature bay windows
- * Central kitchen, glass cooktop & electric wall oven



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/VV8GW2

Contact
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LJ Hooker Boyne | Tannum
(07) 4973 7277

- * Laundry & separate toilet
- * Modern family bathroom with walk in shower & vanity
- * Full length private rear patio

SHED 1

- * 6m X 6m fully lined studio style
- * Bathroom
- * Air-conditioned & 3kw solar system
- * Gas Hotwater System
- * Front lean-to for patio
- * Great setup for extended family or studio retreat

SHED 2

- * 12m x 6m 3 bay shed
- * Power & water
- * 6.6kw solar with 14.2kw battery system - includes fully monitoring system

THE PROPERTY

- * Immaculately manicured 9.88acres - fully fenced
- * Bore & pump (30ltr/min)
- * Dam with pump & 2 way switch
- * Round yard for the horse enthusiasts
- * Fernhouse
- * 2 septic systems,
- * 6 Tanks and pumps (plus spare pumps)
- * 8m x 4m Carport
- * As new above ground pool with ladders/decking

INCLUSIONS

- * 2 shipping containers, As new 54inch Hustler ride on mower & 1 push mower, Dog kennel, 3 spare pump motors, pool accessories including leaf cover & solar mat, outdoor settings, Pool Table, solid timber outdoor setting, breaky table setting & 2 stools.

This is the whole package for someone wanting to break into the acreage lifestyle and not break the bank.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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More About this Property

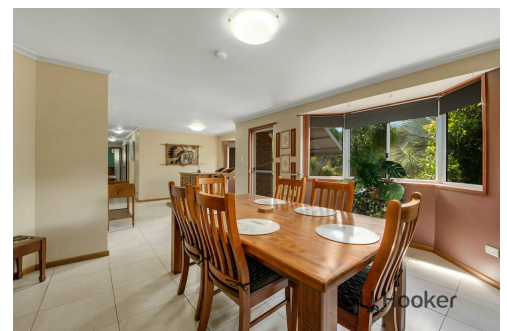
Property ID	VV8GW2
Property Type	House
Land Area	4.08 hectare
Including	Toilets (2)

Cheryl Kurtz 0408 988 093

Sales Consultant | ckurtz.boynetannum@ljhooker.com.au

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