



90 Newby Street, Rosenthal Heights

## DEVELOP, INVEST, LIVE, LIFESTYLE... YOUR CHOICE BUYERS




An opportunity presents itself on so many levels, we feel it may suit those as follows:

Developer alert, it is the location and proximity that we require to service those keen to build their own quality home, with their Master Builder of their choice. To purchase your next development project and have such a viably good home to rent or lease during your initial phases is gold.

Large scale rural Grazier or Farmers, looking to hand over to their children, to retire and downsize on some well located, land within 5kms of the city centre;

Those who have horses or a few cattle, couples and families who want a clean, comfortable home, that they can couple with the space they need for their few horses or cattle.

Our Lady Seller is ready to downsize, after she and her husband have enjoyed their life here for decades since buiding their home here,

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**FOR SALE**  
OFFERS over \$1,700,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

raising their family.

You are welcome to explore this Newby Street property featuring the following attributes:

- excellent internet, ceiling fans, quality floor coverings, window coverings
- electrical appliance, stove, air conditioning systems x 3
- Constant Gas Hot Water System
- double lock up, roller door Garage and Workshop, Carport for up to x 4 vehicles
- Carport doubles as a wonderful outdoor living area, as most folks would use the lock up Garage for both family vehicles;
- our home sits atop concrete stumps, the home has always been well maintained
- 3 x Bedrooms, each with new Robes
- Multiple TV points throughout the home
- There is a Fern House, Rainwater Tanks x 4, good fencing, a tidy land area partitioned into x 4 paddocks
- we have a triple, garden shed space, a double machinery shed, smaller mower shed, poultry run
- stock dam
- our residence roof is in good order, our chamfer boards fresh and well painted
- concrete driveway to Carport and double Garage and Workshop. Garage has lockable roller doors, power and lighting.

So much to offer you, so much opportunity here for the future, a wonderful location, such good proximity to town, an eastern outlook.

## MORE DETAILS

Property ID	MBKH85
Property Type	House
Land Area	20.02 acre
Including	Air Conditioning Toilets (1) Fire Place Workshop Built-in-Robes Secure Parking Fully Fenced Grey Water System Water Tank Incredible legacy acreage live the good life develop further to share with many who want

this life

**Leanne Cameron 0438 852 188**  
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