



## Tolga, 88 Anderson Road

Privacy | Potential | Move in Ready

At the foot of Mount Emerald, this rare 40 Ha (98.8 acre) property offers the ultimate in privacy, space, and self-sufficient living. This secluded sanctuary is perfect for those seeking a peaceful rural lifestyle without sacrificing comfort and convenience.

Tucked away behind the established trees is a fully equipped shed-style home, designed for relaxed living. Comprising of 3 bedrooms, a large bathroom, open plan living with fireplace for warmth. Surrounded by gardens and established trees, this home blends country charm with modern practicality.

### Property Features:

100 acres of private, natural beauty

3-bedroom steel home —comfortable, fully equipped, and move-in ready



**For Sale**  
Please Call

**View**  
[l.jhooker.com.au/W3HZE](https://l.jhooker.com.au/W3HZE)

**Contact**  
**Alex Payne**  
0409 328 153  
[alex@l.jhookerpropertyplus.com](mailto:alex@l.jhookerpropertyplus.com)



**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.

**LJ Hooker Malanda**  
**(07) 4096 5446**

Approx. 90,000 L rainwater tank

Four fenced paddocks —ideal for livestock or horses

Open shed with container built in

A picturesque dam —providing a reliable water source and attracting abundant birdlife and native wildlife

Total privacy from neighbours —your own peaceful retreat

Boundary backs onto the top of the range —a stunning natural backdrop

Whether you're dreaming of a rural escape, hobby farm, or lifestyle change, this property offers endless possibilities in a tranquil setting. Enjoy wilderness just 8 KM to the main street of Tolga.

Contact exclusive marketing agent Alex Payne today on 0409 328 153

## More About this Property

|               |                   |
|---------------|-------------------|
| Property ID   | W3HZE             |
| Property Type | AcreageSemi-rural |
| Land Area     | 40 hectare        |

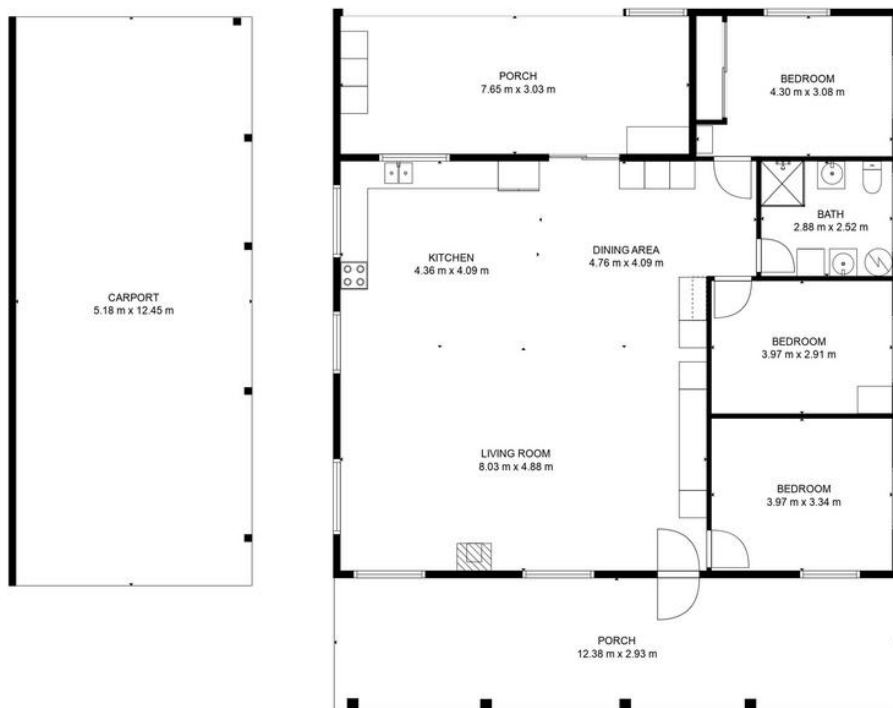
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**TOTAL: 122 m<sup>2</sup>**  
**FLOOR 1: 122 m<sup>2</sup>**  
 EXCLUDED AREAS: CARPORT: 64 m<sup>2</sup>, PORCH: 59 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>  
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 LJ Hooker