

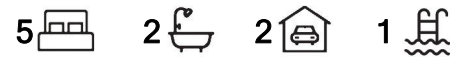


LJ Hooker



Uleybury, 423 Uley Road

You Can Have Your Cake and Eat It Too!



Best offer by October 14th 2024 at 5pm Unless Sold Prior

For Sale

Best offer by 5:00pm 14th October USP

View

ljhooker.com.au/2ATRQJU

Contact

Ashley Palazzo

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Peter Brown

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Welcome to your very own slice of country paradise! This stunning 4-hectare property is a dream come true for anyone seeking the tranquillity of nature while enjoying the convenience of nearby amenities. This versatile land is perfect for expanding your vision—whether it's adding sheds, creating dirt tracks for motorbikes, gardening, or simply savouring the peace and quiet that surrounds your new home.

The house itself is fully modernized, offering multiple indoor and outdoor entertainment options. High-quality finishes are just the beginning; the flexible layout provides individual spaces for the entire family to retreat to, while also bringing everyone together for life's special moments.

Features include:



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.

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| Mawson Lakes | Modbury
(08) 8289 6660**

- * Master bedroom with built-in robe and ensuite
- * Two spacious living areas, creating a versatile floor plan for family living
- * Fully renovated kitchen with premium appliances overlooking the central family living space
- * Expansive outdoor entertainment area with easy access to the decked pool and grounds
- * Large 9m x 6m workshop with power and convenient access via a compacted driveway
- * Solar power to help reduce energy bills
- * Lush grass area, perfect for summer parties and enchanting evening functions
- * Mains water connection
- * Perfect land for all your furry friends be it horses, sheep, cows or the family dogs.
- * Approved plans for a massive 375sqm shed in the rear, ideal for crafters, handymen, and car enthusiasts

Just a short drive down the road, you'll find local schools, transport options, and major shopping-all within minutes. Escaping further into the countryside is a breeze, with beautiful One Tree Hill and charming local wineries right around the corner.

Don't miss out on this incredible opportunity! Your dream lifestyle awaits.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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More About this Property

Property ID	2ATRGJU
Property Type	House
House Size	220 m ²
Land Area	4.15 hectare
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Pool Dishwasher Floorboards Workshop Built-in-Robes Fully Fenced Solar Panels

Ashley Palazzo 0414 347 884

Sales Specialist | ashleyp@ljhsales.com.au

Peter Brown 0474 027 256

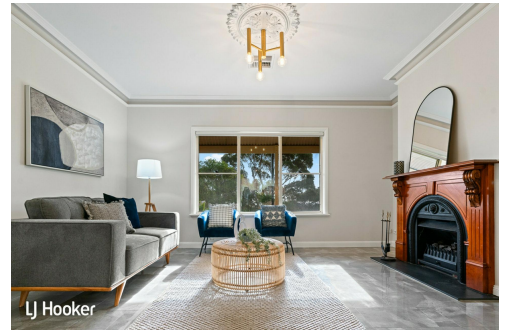
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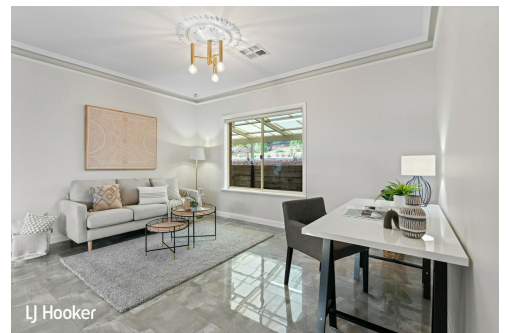
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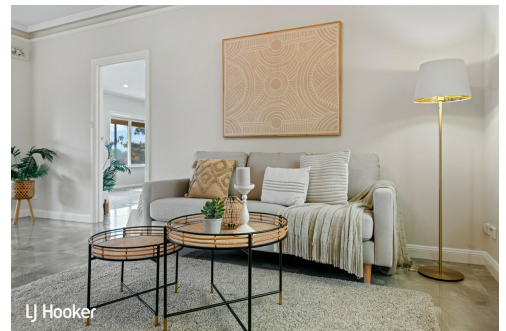
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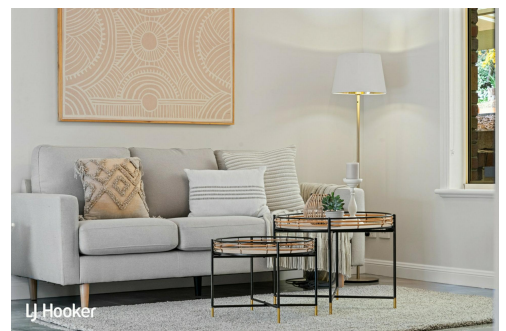
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