

## Goodwood, 996 Goodwood Road

Rural lifestyle with endless opportunities.



LAND 39.19 ha

**For Sale**  
Negotiation

**Contact**  
**Mandy Elliott**  
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Discover the perfect blend of a rural outlook with some amazing views and only 2 km from Palmerston township.

The home features an Oamaru stone exterior, the open-plan living area seamlessly combines the lounge /dining, and flows through to the kitchen, all bathed in natural light throughout the day. A log burner provides warmth and comfort during the colder months. The layout of the house is complete with three-double bedrooms, built in wardrobes and the added bonus of two separate study rooms (his and hers). The master bedroom includes an ensuite, while a separate bathroom has a shower, spa bath, wash basin & toilet. With a separate laundry and lots of storage throughout.

With 4 separate titles, (39.19)ha more or less consists of a mixture of rolling and flat contours, a plantation of blue gum is sectioned off and can be harvested and sold as firewood. It's well-suited to farming, and is currently run as a romney sheep stud farm. Divided into 14 paddocks each with its own water trough, and is connected to the Goodwood water scheme via two units. Your own 'duck pond' with a maimai, what more



**LJ Hooker Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd

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can you ask for.

Key infrastructure includes a two-stand woolshed, as well as sheep and cattle yards. Two large, multi-purpose sheds provide ample space and has been used for calf rearing,pig farming ,hens or just for storage or other agricultural uses.

Dont miss out on viewing this productive rural property with endless opportunities to suit your needs.

## More About this Property

Property ID	3P6BGDS
Property Type	Lifestyle
Land Area	39.19 ha
Including	Ensuite Toilets (2)
Licensed Real Estate Agents (REAA2008)	

**Mandy Elliott 027 228 6352**

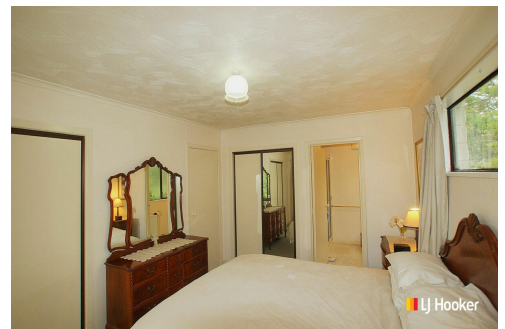
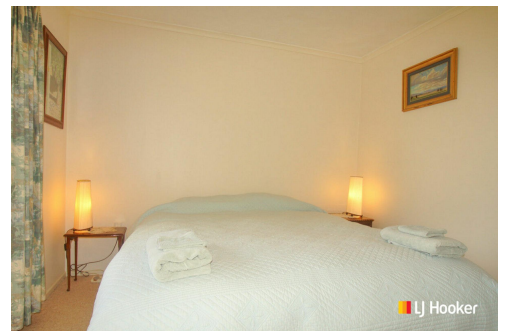
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