



65 Maimuru Rd, Maimuru

"Mandela" Full Off Grid 4 Bedroom Family Home with Creek Frontage Only 10 Minutes* to Town

Opportunities like this are few and far between, here is your chance to purchase a fully stand-alone off grid home with over of 1km* of creek frontage, established gardens, large shed/workshop, excellent water options and is only a 10-minute* drive to town, Features include:

Stand-Alone (off grid) Solar power system (10 kwh daily) with battery storage, Australian made selectronic Invertor with built-in battery charger and connected to a 16 KVA Lister Petter backup generator. (Ability to enhance system and increase output if necessary)

- bedroom 2-bathroom home with open plan kitchen dinning lounge area also separate family room, ensuite and walk-in robe to main bedroom, built-ins to other bedrooms, large verandah on all sides of the home.

Clean and efficient heating and cooling with ducted evaporative air-conditioning, heating is a Lopi (Canadian) wood heater with Axeman Stainless Wet Pack (wood fire heats water) and there are also gas



LAND 13.50 ha

FOR SALE

\$1,250,000

AGENTS

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AGENCY

LJ Hooker Young

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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.



outlets in living areas plus the rumpus room/teenagers retreat adjoining the garage, hot water is North Solar evacuated tube solar with a Rinnai infinity LPG booster.

Water is a feature with 120,000lts* of freshwater storage with huge roof catchment area, bore with solar pump and tracking panel, over 1km* of creek frontage, Dam, 2nd bore with windmill (in need of repair), plus overhead water tank that feeds stock troughs and garden taps. There is also a sprinkler system on the roof of the house for cooling & fire safety.

Excellent shedding with a 27mtr* x 13mtr* Machinery shed with shearing stand and pens, sheep yards and a large, enclosed workshop area (car hoist included by negotiation) Also 11mtr* x 7mtr* double garage with rumpus/teenagers retreat room and storage loft above.

Established garden with mature trees, shrubs, roses and irrigated lawn area, variety of fruit trees, vegetable garden with raised beds and freshwater irrigation, purpose-built chook yard, shade house and garden shed with potting room, also large children's play area with soft fall mulch.

"Mandela" is a bird lovers paradise the property is home to a vast array of bird varieties and sees seasonal visits by many others.

All this only a 3-minute* drive to the local Maimuru Primary School (k-6) and a 10 minutes' drive to Public & Private Primary and Secondary schools in town.

- (approx)

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

MORE DETAILS

Property ID	BFTH6T
Property Type	Lifestyle
Land Area	13.5 ha
Including	Ensuite Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

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