



**PRICE GUIDE:** \$170,000.00

Area: 15.52 m2

## Don't fence me in

The allure of this whisper quiet rural setting has always been and always will be one of the main drawcards of this picturesque property.

The home is an original, one room, character filled cottage on a manageable 15 hectares [38 acres approx] which offers the peace and tranquillity of rural setting at an affordable price.

With two boundaries fronting and following both Deadmans Gully and Spring Creek, the allotment has access to good quality under ground water with bore, 3 phase power and is fully fenced into three paddocks.

Seasonal rain offers the opportunity of a deep swimming hole as the creeks comes to life.

The allotment will support 5 to 10 head depending on the season, ideal for a hobby farmer and is a dream come true for the horse lover with beautiful arrears for long rides and a horse sports arena just 15 minutes down the r



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