



Lynham



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**PRICE GUIDE:** \$480,000.00

Area: 4297 m<sup>2</sup>

Council Rates: \$3,183.92 p.q.

## Acres Location With Dual Living Opportunities - Rare Bore Licence

Nestled on a sprawling 4,297 sqm parcel of land, the residence at 6 Aurora Drive, Black River, boasts a stately 6-bedroom home that occupies its expansive grounds. Enjoy the added convenience of dual living on separate electrical meters, featuring three bedrooms and a bathroom on each level.

While a green thump is needed for the home at present the block includes a wide range of exotic fruit trees and well-established plants with the ability to take advantage of the existing trees or clear the area to build your dream shed and pool.

### THE PROPERTY

- Rates \$3,183.92 per year
- Licensed bore pump (Motor currently not in working order)

### Upstairs

- 3 large bedrooms
- Timber flooring with carpet to the bedroom



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Lower Level



Upper Level



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 340.6 sq.m**

**6 Aurora Dr, Black River**