

Leased

4216 Murray Valley Hwy, Yarroweyah

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REAL ESTATE



## Choice Lifestyle Living!

This well improved property has lots to offer and in an ideal place to enjoy a relaxed rural lifestyle.

The spacious four bedroom family residence features a renovated kitchen with 900mm stainless steel gas oven, dishwasher and ample storage space. Light filled, living room/ formal dining area positioned at the front of the home. A large family room with vaulted ceiling, solid fuel heater and reverse cycle split system air conditioner, to keep the home a perfect temperature all year round!

All bedrooms are equipped with ceiling fans, whilst the master bedroom also has reverse cycle split system air conditioning and private ensuite. Forth bedroom has a built in desk. Family sized bathroom with shower, bath and vanity. Spacious renovated laundry with second toilet.

Elevated rear outdoor area overlooks the well established gardens. Fully fenced backyard. Double carport, Shed approx 7x6m with concrete flooring, power and insulated walls (please note walls can not be nailed to hang items). There is an undercover carport spot for a boat or caravan.

The house is situated on 5.5 acres and there is an option for someone to utilise 3 paddocks for additional rent fee. The paddocks are well fenced and irrigated paddocks, sprinkler system making this property ideal for horses, tenants will need to maintain fencing condition throughout the tenancy.

A great rural aspect and living environment, please note there is a large

4 2 8

### Price

\$500 per week plus  
paddocks \$

### Property Type

Rental

### Property ID

4243

### Agent Details

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### Office Details

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open channel that runs along the property. The channel is not fenced and this will not be suitable for children.

Please note, the shed closest to the house will not be included in the rental. This is used by the owner. There is only one shed available, not two.

The house is on tank water, tenants will be responsible to pay for tank to be filled if water was to run out. Channel water will water gardens and lawns. Bottled gas for gas cooktop. Septic tank for sewerage which tenant must only use suitable products when flushing toilets!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.