

16-20 Hotchin Street, Katamatite







4.8 Acres of In-Town Rural Living

4 1 2 1.94ha

Price	$590,000
Property Type	Residential
Property ID	5426
Land Area	1.94 ha

Offering a rare combination of space, privacy and versatility, this substantial 4.8-acre (approx. 1.94ha) property provides an exceptional amount of room to enjoy a relaxed rural lifestyle. With two street frontages, extensive shedding, stables, a pool and a well-maintained four-bedroom home, there is plenty here to accommodate families, animals, hobbies and plenty of room to simply spread out.

The four-bedroom home offers plenty of room, with an additional fourth bedroom/study and versatile floorplan. The well-appointed kitchen features an electric cooktop, electric oven and dishwasher, adjoining a meals area with split system air conditioning. A separate lounge provides a comfortable second living space, complete with a wood fire for cosy winter evenings.

All bedrooms are generously sized, with three featuring built-in robes. The bathroom includes a large walk-in tiled shower, while a separate toilet and separate laundry with external access to the covered area add to the home's functionality. Ducted evaporative cooling and solar panels provide additional comfort and efficiency throughout the home.

Outside is where this property really comes into its own. A huge 9m x 10m covered entertaining area creates an impressive space for entertaining family and friends, overlooking the in-ground pool and surrounding grounds. Front and side verandahs provide plenty of options

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to sit back and enjoy the space, while a double carport provides undercover vehicle accommodation.

For those needing serious shedding and storage, there is a 6m x 4m lock-up shed, along with an impressive 6m x 14m shed incorporating three stables, making the property well suited to horse owners, hobby farmers or anyone needing room for equipment, vehicles and projects.

Set on approximately 4.8 acres with two street frontages and an abundance of outdoor space, this is a property that offers far more than your typical town home. It's a rare opportunity to enjoy the freedom and space of a rural lifestyle while still having the convenience of town living.

If you're searching for large acreage, a family home, shedding, stables, a pool and plenty of space, this property deserves your inspection.

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