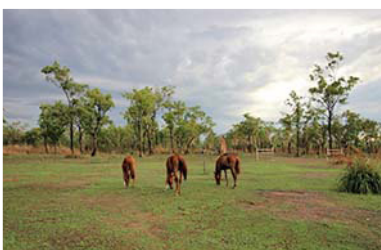
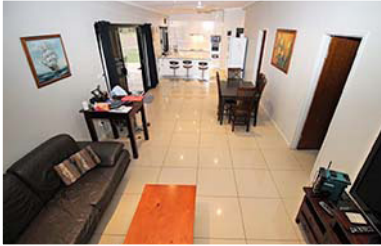


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4  2  6  SHED



415 Livingstone Rd, Livingstone

\$745,000

THE FEATURES

149 ACRES MOSTLY DRY 2 BLOCKS WITH SUBDIVISION POTENTIAL
NEAR NEW METAL CLAD MAIN HOME WITH LARGE COVERED ENTERTAINING
SEPARATE SELF CONTAINED 2 x 1 GRANNY FLAT
4 BAY POWERED SHED WITH FLAT
THIRD HOUSE, TRANSPORTED ELEVATED RAAF HOUSE 3 x 1
2ND SHED 500M2 WITH 3 NEW 40FT CONTAINERS WELDED TO FOOTINGS - ALL CERTIFIED
5 PADDOCKS, ROUND YARDS, GOOD IMPROVED PASTURE + BUSH

THE MAIN HOME

EASY LIVING, GROUND LEVEL, metal clad home, 156m2, built in 2010 offering; 2 double size bedrooms, 1 bathroom. Large open plan living and dining area. All near new and very tidy.

All bedrooms have split air-conditioners and built in robes.

Impressive kitchen with breakfast bar, big bench space, storage, stainless steel appliances, dishwasher and walk in pantry.

50m2 carport and big covered deck for entertaining.

THE FLAT

Separate 2 bedrooms, 1 bathroom self-contained granny flat with covered parking for 4 cars.

THE THIRD HOUSE

ELEVATED EX-RAAF HOUSE 3 bedrooms, 1 bathroom. Needs TLC. Can be certified. Potential main homestead for the subdivision?

THE BLOCK

Fully fenced and gated, mostly high and dry block. 10lt/sec bore. Approximately 175,000lts of water storage. 5 paddocks. Stables in construction. Chook house. Rare species of grass original to the area.

THE LOCATION

On the highway side of Livingstone Rd at the end of the bitumen with no through traffic making for peaceful outback living. Quiet, bush and trails all around. Ride out on your horse, quad or bike straight onto the trails. BIG SKIES to watch the storms roll in by day and the stars roll out at night.

This has the WOW factor for the price which was set by a paid independent valuation company to provide accuracy of pricing and buyer confidence for finance approval by their bank.

REAL VALUE HERE!

149 ACRES, 3 DWELLINGS, 500M2 SHED + MORE



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