



595 Cooper Drive, **Clandulla**

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### THE ULTIMATE IN RURAL LIVING

Good block, great house, outstanding shedding and ready to enjoy, this truly is the ultimate in rural living.

22 acres, fully fenced and divided into numerous paddocks of rolling grazing country and light timber that offers privacy and tranquillity all only minutes from town. Sealed road frontage, school bus, mail delivery, garbage service, 2 stock dams and the peace of mind of town water connection.

The home is presentation perfect, western red cedar construction, wrap around verandas, high ceilings, modern kitchen and bathroom, brand new ensuite (under construction!), 3 bedrooms with robes, the main with a walk in and a large lounge and dining area with both slow combustion wood heater and a split system air conditioner for year round comfort. There's even a 5kw solar system reducing the monthly electricity bill.

Shedding is an absolute standout, a 12m x 12m garage and huge workshop area on a slab with power connected. There's even a wood heater for those winter nights tinkering in the workshop. An 18m x 9m high roof machinery shed for the tractor, boat, van or work truck plus numerous dog kennels and animal shelters for the family pet and chooks.

Features offered rarely gets better. Shedding simply can't be improved on and the home is a delight to inspect. If you're serious about buying quality this is one can't be missed.

Inspect now by calling First National Real Estate Kandos Rylstone on 02 6379 1955, Geoff Bartlett 0413 488 188 or Paul Bartlett 0417 220 870.

 22 acre

**\$575,000**

ID# 31420120653



**Paul Bartlett**  
0417 220 870