



1779 Tara-Kogan Road, Tara

4  2  8 

LIFESTYLE LIVING AT ITS BEST

This well presented 104 hectares (257 acres) lifestyle block has everything you require. The property has been completely cleared with selected cattle camps left for shelter. "Barham Downs" is predominately belah & box country with impressive newly replaced fence lines. The 4 year old, 3 bedroom, 2 bathroom hardiplank home is immaculate, well maintained and presents very well.

Main features include:

- * Separate dining room
- * Large lounge room with wood heater
- * Ducted air-condition
- * Kitchen opening onto a large deck area which leads onto an entertainment area

Water is a main attraction at this property with 4 dams and approximately 20,000 gallon rain water.

Sheds and car space is another great quality feature of this property:

Other Features include:

- * Double carport attached to residence
- * Approx. 12.5m x 6m colourbond shed with power & concrete floor
- * Approx. 8m x 7m colourbond shed with double roller doors at front opening up to carport with power & concrete
- * Set of steel cattle yards with crush and ramp are nestled among the trees

Services:

- * Mail 3 times per week
- * School bus to front gate
- * Approx. 18kms to Tara on bitumen road

For further details please contact Don Hart on M: 0429 618 007

POA

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Don Hart

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