



12 School Road, Willow Grove

Lifestyle Property Offering the Best of Both Worlds - PRICE REDUCED

**** 3D TOUR AVAILABLE****

Do you dream of escaping to the country but still want the convenience of city living on your doorstep? This 4.47 acre lifestyle property on the edge of Willow Grove could be what you are seeking. Enjoy living in the country with all services connected including bottle gas. Located within an easy walk is the general store, Duck Inn restaurant, primary school (with no roads to cross for the kids), recreation reserve and the beautiful Blue Rock Lake offering recreational fishing, boating and kilometres of walking tracks. On the southern boundary you are surrounded by farming land providing an idyllic rural outlook with low maintenance landscaped gardens providing year-round beauty. The modern style country home captures the natural light with a spacious open plan design. On the first floor, the kitchen, dining and family living room are warmed by an efficient wood heater with a stunning timber floor connecting the living areas. On the same level is a separate lounge room with split-system air conditioning, a central hallway leading to two generous bedrooms with built in robes, bathroom with spa, separate toilet and powder room area, laundry, extensive deck and verandas. Accessible via the central internal stairway, the ground floor comprises 2 generous bedrooms with built in robes and the second bathroom. With a separate external entrance, the lower level could easily convert into an office, granny flat, teenage retreat or an Air BNB home-run business. Shedding and storage is in abundance with a double lock up garage, tandem carport, a 12 metre x 12 metre x 4.6 metre shed capable of housing trucks, machinery, camper or caravan or horse float and under house storage capable of storing trailers and boats. The property boasts 10 paddocks with post & rail fencing, all connected to gravity-fed tank water, Olympic size dressage arena, 9 metre x 3 metre lined workshop, hayshed, horse wash bay, four loose boxes and stables to one side of the large machinery shed. Recently the property has been rezoned which now offers the option to further subdivide (STCA). This exemplary lifestyle property offers the best of country living and so much more! Call us to arrange an inspection today.

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4.47 acre

\$695,000

ID# 32013110015



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