



88 Obrien's Road, **Trafalgar**

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Approx. 41 Glorious Acre Grazing/Lifestyle Property

This superb lifestyle/grazing property of approx. 41 flat tractable acres, boasts gorgeous views at each turn and is situated just a short drive from the bustling rural townships of Trafalgar and Willow Grove. This versatile property has 12 well fenced paddocks, laneway, cattle yards and race, hay shed, machinery shed, wood/utilities shed, chicken shed, plus spring fed dam and artesian water tanks that supply the cattle troughs.

Set back privately from the road the north facing, 4 bedroom double brick homestead rests peacefully amidst a tranquil garden setting of mature trees and shrubs.

This is not just a house but welcoming, warm hearted, comfortable home with a huge country style kitchen, open plan and formal living areas, soaring raked ceilings, exposed brick walls, wood heating, reverse cycle air conditioning, views from every window, plus an extensive under cover alfresco entertaining area.

PLUS, there are 20 roof solar panels and 3.8kw inverter that help reduce those ever increasing power bills, double garage and plenty of parking area for heavy vehicles.

The sale of the property also includes a number of farm vehicles and machinery and some CHOOKS if you like, that will enable you to settle straight into life on this farm!

What a package! For more information and to book your private inspection to view this sensational property call our office TODAY!

41 acre

**\$839,000**

ID# 32013110022



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