



17 Clubhouse Lane, Gngangara

5 2 12

From \$1,120,000

Reflections of the Country in Suburbia

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- Unique & exciting (1.16Ha) = 2.88 acres = 11,676sqm
- Well-presented and very spacious family residence
- Large quality constructed workshop of approximately 300sqm
- The residence comprises of the following fine features;
- Four double bedrooms - master with huge walk in robe
- Fifth bedroom or study
- Formal lounge and dining with wood fire slow combustion heater
- Big separate games room with cassette reverse cycle air conditioning unit
- Functional family living area
- Activity room plus casual meals space
- Two spacious bathrooms - ensuite with spa and powder room. Second bathroom semi ensuited to bedrooms three and four
- Security sliding doors
- Numerous ceiling fans throughout
- Approximately 262sqm of living space

WORKSHOP DETAILS

- Main section approximately 20x10m with internal office, adjoining 13,000L water tank and possibility to connect w/c and shower
- Heatproof paint applied to roof - very effective!!
- Mezzanine storage
- Part two of workshop is approximately 5x20m
- Three phase power to meter at road connection

Other Property Features;

- Double garage - currently used as a pool table/ bar room
- External colour bond double garage
- Rear yard shed and raised veggie gardens
- Pitched patio in front of double garage
- Bore reticulation
- Bituminised lengthy driveway with ample parking