



DUBBO  
1L Pine Hill Road

4 2 4

## Town Water! - Bore Water! - Rain Water!

A unique opportunity to purchase a twenty-five-acre lifestyle block just 8km from Dubbo with the huge advantage of town water. Step inside this stunningly renovated home which comprises of four bedrooms, two bathrooms and the huge kitchen positioned to capture views across the outdoor entertaining area & in-ground pool. Divided into 8 paddocks including the house yard the property is well equipped for horses, livestock or agistment with all paddocks plumbed with auto watering troughs and a laneway for easy handling.

Other features include \* Ducted evaporative cooling, wood fire, Samsung reverse cycle wall unit \* Updated bathrooms & laundry \* Numerous rainwater tanks plus bore (needs new pump) \* Separate studio newly renovated with reverse cycle air con, ceiling fans, new kitchenette, wood fire, bathroom & bedroom – perfect for teenagers or to rent out \* Workshop area with skillion \* double lock up garage with power & lighting \* Solar panels \* pasture improved with digit grass \* chook yard \* 40 ft storage container \* fixed wireless NBN internet \* In-ground pool with water feature \* 8x3m outdoor entertaining area \* Income potential of up to \$500 per week from rent and agistment if you wish

Property ID	L958917
Property Type	AcreageSemi-rural
Garages	4
Land Area	25.0 acres

### AGENT

**Brentley Goodwin**

0488947888

brentleyg@rhdubbo.com.au