



**BALHANNAH**  
156 Wenzel Road

5  1  12 

## Secure your Balhannah address on 4.9 acres

### All reasonable offers considered

Priced well below replacement value at just \$695,000 – The Vendors will consider all reasonable offers

Located on the outskirts of Balhannah, yet with easy access to Oakbank via Beasley Road and Mount Barker via Junction road, this small acreage beauty ticks so many boxes.

Situated on just under 5 acres it's the perfect starter for the equestrian enthusiast, or extra space for a family seeking a country lifestyle property.

Need shed space? You'll be blown away by the shedding available at this property! With around 490m<sup>2</sup> of undercover shed space plus a separate double carport, storage of your cars, horse float, truck and or implements are secure.

The home has enjoyed significant upgrades in recent times, including a new roof to the main house, new kitchen and laundry, air-conditioning systems in most rooms, upgraded and rejuvenated flooring, a 1.5KW solar system and more.

The living area is light, bright and spacious and temperature comfort is taken care of with a 12 month old split system air-conditioner and slow combustion log fire. Adjoining is the new Kaboodle kitchen with tasteful, modern tones and new electric appliances, the galley kitchen also links directly to the renovated laundry and further along (accessed via the hallway) the three main bedrooms, each with built in robes, enjoy shared ownership of the family bathroom and separate toilet.

At the rear of the home is a huge undercover entertaining area, which has been enclosed with

<b>Property ID:</b>	L901847
<b>Property Type:</b>	Lifestyle
<b>Garages:</b>	6
<b>Carports:</b>	2
<b>Open Parking:</b>	4
<b>Land Area:</b>	4.9 acres

### AGENT

**Georgia Weston**

 0418 807 231

 georgia.weston@oakbank.rh.com.au

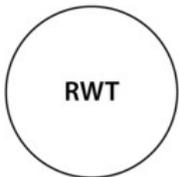
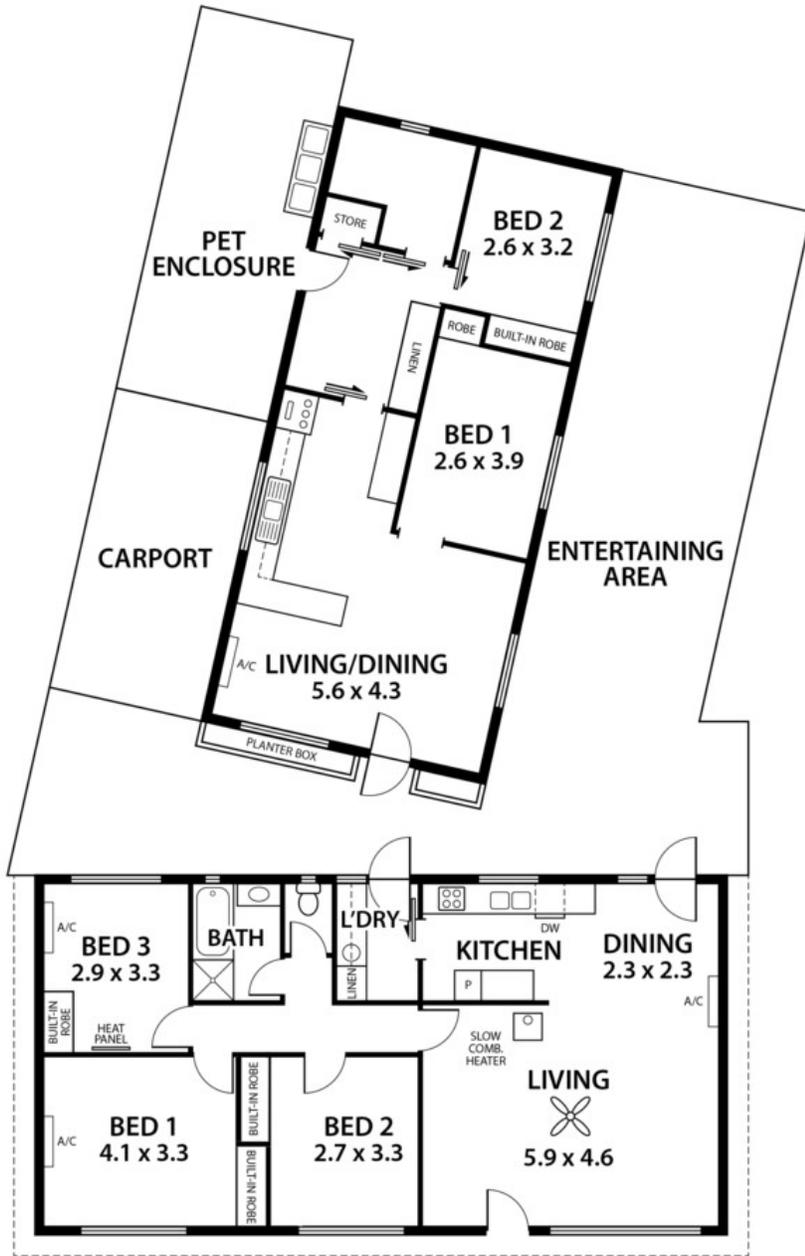
retractable commercial grade blinds for extra strength and durability. Also, to the rear of the home is a linked studio offering a well-appointed rumpus space, plus two further bedrooms. The studio offers the perfect opportunity for the extended family or could be utilised as a teenager's retreat. Also undercover is a dedicated pet enclosure.

Further along the property is a new 6m x 6m carport, plus a new 6m x 9m enclosed shed with light and power (3m x 6m being an open sided wash bay). Further significant shedding is by way of a 26m x 13m (approx) fully enclosed shed space with light and power. The huge shed space also offers a service pit and pulley system. At the rear of the shed, the roof has been lifted to cater for undercover float parking.

The original stables have been upgraded to incorporate night stables and day yards, complete with water supply and lights that can be run on timers. Nearby there is a 3m x 4m standalone shed. Riding facilities include an 18m x 48m (approx) sand-based arena, complete with lights and a lovely outlook.

Water supply is excellent. Supply to the home from a 10,000 gallon concrete tank is filtered and UV light sterilized via a Puretec system and the toilet is supplied via bore water. The remainder of the property is fed by bore water which is pumped into the 10,000-gallon concrete header tank at the top of the property and gravity fed back down to stock troughs, taps and the garden sprinkler system.

Just 19 minutes to the bottom of the South Eastern Freeway, this property is ideal for the equestrian enthusiast, however the property layout caters for many other pursuits.



<b>AREA</b>	
<b>LIVING:</b>	<b>94.4 m<sup>2</sup></b>
<b>ENTERTAINING AREA:</b>	<b>82.3 m<sup>2</sup></b>
<b>CARPORT:</b>	<b>19.0 m<sup>2</sup></b>
<b>PET ENCLOSURE:</b>	<b>23.5 m<sup>2</sup></b>
<b>COTTAGE LIVING:</b>	<b>69.1 m<sup>2</sup></b>
<b>TOTAL:</b>	<b>288.3 m<sup>2</sup></b>

This floorplan is for illustration purposes only and all measurements are approximate. Any information that is intended to be relied upon should be independently verified. Neither the agent or the illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artist's impression only. While every endeavor has been made to verify the correct details in this floor plan, neither the agent, vendor, nor illustrators accept any responsibility for any error or omission.