



DON'T JUDGE A BOOK BY THE COVER



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151 Crawlers Gully Road, Nugent

Offers Over \$465,000

If you have been looking for a character filled home situated at the end of a country lane within 20 minutes easy commute to the township of Sorell situated on 47.52ha (115.424 acres), then your search is over!

Rural living offering a unique opportunity on a large parcel of land of steep, undulating pasture and the balance medium timbered.

With magnificent views of rolling hills and rural bush land the former workshop / barn is now a comfortable 5 bedroom 2-storey home for the family. Offering large family living with dining, blackwood kitchen, separate formal lounge with glass slider to extensive decking with a solar heated salt-water pool.

. new electrical and plumbing throughout.

. new carpets and floating floor throughout.

. in fact new everything!

. 2 waterholes + 1 large dam.

Property ID: L561497

Property Type: House

Building / Floor Area: 17

Garages: 2

Land Area: 475200.0 sqm

Debbie Allanby

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Property is fenced externally and is fenced around the home, there is a small holding yard with loading ramp, 2 electrified dog runs, hen house and plenty of parking.

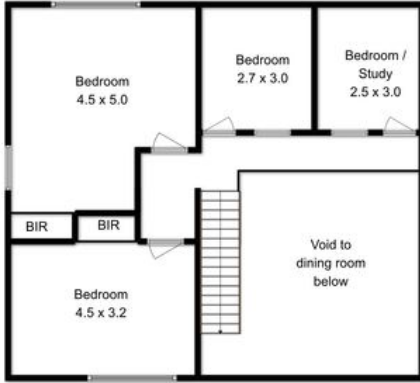
A unique opportunity in an extremely peaceful and private location with your own resident wombat, this property lends itself to a variety of uses – lifestyle property, home-based business, perfect for the man as it has a large workshop with mezzanine floor & 4.5 ton car hoist, separate wc.

If you are looking for a rural property to feel a world away without being a world apart, contact exclusive listing agent Debbie Allanby to arrange your private viewing.

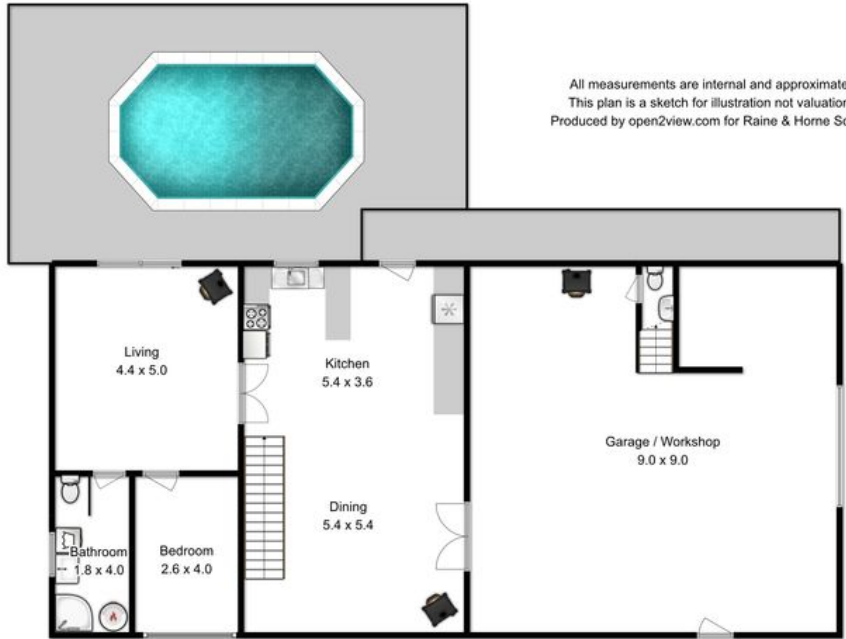


House floor area approx: 155sqm
Garage / Workshop approx 81sqm

All measurements are internal and approximate
This plan is a sketch for illustration not valuation
Produced by open2view.com for Raine & Horne Sorell



Upper Level



Entry Level