



## Room For 3 Riverside Families

13 Break O'Day Drive, AUSTRALIND

 3  1  13

**\$2.5 Mill Negotiable**

With magnificent views over the 5.85Ha (14.45 Acres) private parklands, floodplain wetlands and lake, this rivers edge nestled home is surrounded by acres of shade trees and enjoyable green pastures. The main dwelling offers 3 bedrooms with an open plan, feature stone and wood design. Utilising local Limestone solid block wall construction with a mix of exposed Jarrah, Blackbutt and Pine solid timbers. Open, airy and naturally lit, high cathedral ceiling roof design. The Stone and wood theme runs throughout the home with solid stone slate flooring in the living area. All cool natural local and unique.

The hill side of the property harbours two fully self-contained chalets, suitable for holiday bookings, or long term rental with approved B & B. Currently returning \$300 each to appreciative tenants. The hill top cottages enjoy the relaxing views from the rear verandas, rolling out over the lakes and fertile pastures for a choice of Cattle or Horse grazing. The WC and shower equipped workshop/garage/man cave with steel fire place is a great place to enjoy a yarn with the family, chosen friends and social circle. 2 carports either side of the workshop allow for covered parking.

This is a property like no other and only a viewing would do it justice. Opulence and income, what a magic combination. Close your eyes for a few minutes and imagine the ultimate property and it would possibly look much like this beauty.

Options to lease additional grazing land with a neighboring paddock of 18HA for cattle or horses. Conditions apply. Entry to the property is with a drive through the solid wooden gates, on the professionally laid hot mix access road and parking let down area, to view the residence, bordering the landscaped swimming pool courtyard, paved private entertaining area, surrounded by the shade trees, you know you could be in for a life changing relocation investment in your future.

\*High exposed timber raked Cathedral ceiling design 3 x 1 home.

\*Upstairs bedroom & lounge \*\*Views over lakes

\*2 fully contained holiday units \*Massive 9m x 5m underground pool

\*12m x 10m powered workshop with WC and shower.

\*Magnificent lawned areas \*Powered bush kitchen with shaded locations for visitors.

For more information, please call Den Baldwin on 0402 026 614.

**Den Baldwin**  
0402 026 614

