



Sold

297500 sq. m

164 Grassmere-Hexham Road, Grassmere

The Stars have aligned

****Expressions Of Interest close by Nov 30th if not sold prior****

We hope you are ready, because the stars have aligned! Those dreams you have had of living in a beautiful modern house, with land to call your own and expansive views of the surrounding area. To run some cattle and sheep, not far from town but just far enough that you don't need to think about the busyness that comes with town living.

Welcome to your future home in Grassmere. This beautiful, light, considered and effortless house and the thriving 73.5 acres of land strikes that ideal balance between lifestyle and farming that you have been wanting.

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In comparison to other houses on the market, this house is superior in design, layout and features. Inside and out, the house has been architecturally designed to optimise the landscape and work with the southwest seasons. There is less need for heating and cooling as the considerate house design has included double glazed windows, high half-vaulted ceilings and floor to ceiling windows to optimise sunlight and to provide a rural outlook from all living areas.

The house layout flows, creating a 'home' suited to the modern family. The main bedroom/WIR/ensuite is separated from the other two bedrooms/main bathroom by the heart of the house – the impressive and spacious open living/kitchen area. This expansive area offers multiple viewpoints of the property via mid-wall windows. Kitchen highlights include stone benchtops, a large island bench and stainless steel Smeg appliances. The window above the kitchen sink creates an inviting space to sit around the island bench and look out over the property.

The house also offers a study nook, large laundry, ample storage compartments throughout the house, a dedicated storeroom and single car garage. To maintain the quality of the house, recent improvements include new roller blinds, Reclaim Energy heat pump hot water system, LED lighting inside and out, B&D roller door, Puretec Hybrid G7 dual stage plus UV water filtration system and an entire interior re-paint.

The property has four sheds including the shearing shed with raised-boards (29.6mx12m) & with steel cattle/sheep yards at rear and a lockable workshop (9x18m) that is fully concreted with power.

The land is supported by 70,000L rainwater tanks that service the house and shed. There are bores for stock and garden. The property has multiple established Cypress shelterbelts and farm tracks have recently been upgraded.

To find out more about this unique property and how it can become your future home, contact Jeremy today!