



## WILLIAMSTOWN - Natural Beauty

\$575,000

Set on nearly seven elevated acres (27,199m<sup>2</sup>), scattered with beautiful gum trees and native pines. This lovely solid brick home backs on to the reservoir reserve and has been immaculately maintained for the benefit of its lucky new owners!

This home offers three generous sized bedrooms with built in robe and ensuite to the master. There are two separate living areas, being the formal lounge and L-shaped dining, kitchen and family area. This space is complete with slow combustion heating, as well as a split system air conditioner. The large double garage, which has direct access to the home, presents the opportunity to incorporate a 4th bedroom and still comfortably accommodate 2 vehicles, depending on your family needs.

Outside enjoys peace and privacy, surrounded by mature trees, established gardens and beautiful views. The home and gardens are fully fenced, allowing for sheep to graze on the remaining acreage. There is plenty of rainwater storage plumbed to the home, and the 1.6Kw solar system helps contribute to the power bills. There is also an array of shedding on the property including a 6m x6m shed with cement floor and power.

Call Kies today on 8523 3777 to arrange your private viewing.

RLA 249396

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

6.7 m<sup>2</sup>

## Kies Real Estate

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Please Note: Every care has been taken to verify the correctness of the areas and details used in this floor plan. However, it is given or made as to the correctness of the information supplied, and neither the estate, advertiser nor the agent, accept responsibility for errors or omissions. The reader is the absolute purchaser and is advised to verify the information independently. Regarding area, layout and location of the property. Please check with local council that all situations are approved by council.

