



### LEWISTON - Animal Heaven!

\$499,950

Set on 3 Acres and situated on the edge of suburbia in the Animal Husbandry Zone of Lewiston, you will enjoy the rural setting of this property with its tall trees, and set well back from the roadway providing fantastic privacy of serene countryside.

Built in 1985, this solid brick home boasts 3 spacious bedrooms with the master including built-in-robe, and ensuite. A large L-Shaped formal lounge and dining area adjacent to the kitchen, which is well-appointed with dishwasher; gas stove tops, walk-in pantry, breakfast bar and ample bench space.

The whole home is serviced by ducted reverse cycle air conditioning and a large slow combustion heater for them cold winter nights. All powered by a 5kw solar system. Providing significant savings on your future power bills.

The star of the property has to be the ?Multi-purpose Stables/Kennel facility? ? all with its own wash bay, power and ducted evaporative air-conditioning. This facility can easily be converted to house horse stables or 9 (brand new - never been used) kennels for dog breeders. All surrounded by numerous fenced horse/dog yards with shelters.

Perfect for the growing teenager or extra family members the home offers a second dwelling/retreat boasting a huge living area and bedroom, all with its newly furnished spacious kitchen.

The in-ground salt water swimming pool is a luxurious feature, along with an outdoor undercover entertaining area, perfect for your enjoyment all year round! Other notable features

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

1.221 m2

### Kies Real Estate

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