

"El- Nathan" Grabben Gullen Rd



## **Approximately 40 Acres + Home to Lock up Stage**

**\$440,000.00**

- Pal Steel Frame 3-4 Bedroom Home – Brick Veneer – Color Bond Roof – House 28 m long – 1.8m Verandah all around the home.
- Kitchen with Pantry – Family Room access to Verandah – Formal Dining Room – Lounge Room access to Verandah
- Main Bedroom – Ensuite - Walk in Robe
- Laundry – W/C – Main Bathroom
- Power to House
- 15,000 Gal water tank gravity fed to house
- 2 x 5,600 gal tank, 1 x 2,600 gal tank all for the house – to be connected
- Goat shed with Power – Telephone – 2,600 gal tank
- 2 x large Barn style color bond sheds – W/C in one shed – Roller Doors – Power – Cement Floors
- 6 x Paddocks – 3 Permanent Springs for stock water
- School Bus – Mail Delivery – Garbage Collection
- Within 10 minutes to Crookwell – Shopping – Hospital – Schools

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The above information has been supplied to us by the vendor and we do no more than pass this information on.