

**10 Brandy Place, Elland, NSW 2460**



**Sold House**

Wednesday, 16 August 2023

10 Brandy Place, Elland, NSW 2460

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 6 m2**

**Type: House**



Jake Kroehnert  
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**\$840,000**

**\*Building & Pest Inspection Reports Available Upon Request\***The goal of living on acres close to town has become achievable for just one lucky purchaser. As the demand for lifestyle properties like this one grows, so does the scarcity. The home itself consists of 4 bedrooms, 3 of which have built-in-robos and the master featuring an ensuite with long rural views and walk-in-robe. The kitchen combines with the open plan living and dining space and flows seamlessly onto the outdoor entertaining area. The easterly aspect from here enjoys private & commanding views across the gently undulating paddocks & lagoon. Other features include ceiling fans in all bedrooms and the lounge room as well as polished timber floorboards throughout. Please refer to the floorplan provided for an understanding of the layout.The land provides 5 separately fenced paddocks, 4 of which are dog proof, a large quarry dam and has the Musk Valley Creek flowing through. There are many features throughout the house yard including 5 raised veggie gardens, a green house and 6 x 3m workshop. The single lock up garage is perfect for storage and features plenty of bench/workshop space. A large concrete slab is in place and ready for additional shedding should the new owner require. Whether your interest be horses, sheep or just owning your own piece of tranquillity, your needs are catered for here. The large majority of the property is zoned 'R5 Large Lot Residential', leaving the opportunity for further development (STCA).Notable features include:- Approximately 17.5 acres ( 15 acres R5 & 2.5 acres R1)- Flood free- 4 bedrooms- 2 bathrooms- 6.2kw solar system & 13.5kw Tesla battery- Air-conditioner- Quarry dam- Musk Valley Creek- Town water- Access from Brandy Place and Foleys Road- New carpet and freshly painted throughout- 5 separately fenced paddocks, 4 of which are dog proof- Additional 8m x 6m concrete slab in place for further shedding- Access to Bom Bom State Forest Acreage of this size, so close to town, is very rarely offered to the market. Contact Team Jake from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection.Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.