

Sold

## Lot 1 Butt Road, Moogerah



### A Great time to make the Tree Change

This secluded beauty is located in a picturesque location 280m above sea-level, with lovely natural breezes, panoramic views of flowing mountains including the adjacent Great Dividing Range.

Developed for off-grid living, yet with all the creature comforts, this property is ideal for the hobby farmer, smaller scale primary production, or just a place to get back down to earth.

Due for completion mid-March is a brand new home by quality builder Stroud Homes. Key features include:

- 4 bedrooms (or 3 bedroom + study)
- 2 bathrooms
- 2.7m (9 foot) high ceilings
- Fully ducted Daikin air conditioning, plus ceiling fans to bedrooms and a fireplace to the living area
- Slab on ground (with terminate protection barrier) and fully insulated to current-day energy standards
- Flyscreens to all windows to enjoy natural breezes yet keep insects out.
- Enhanced features such as upgraded glass to ensure modern bushfire compliance.
- High spec kitchen including caesar stone benchtops, 900mm wide free-standing oven/cooktop, etc.
- 45,000Lt of rainwater storage
- Off-grid AC-coupled solar/battery/generator system that can power everything (13kVA).
- LPG for instantaneous hot water, gas cooktop and external BBQ connection

The property boasts brand new wild dog exclusion fencing to 50 acres of the property with 2 vehicle gates and 2 pedestrian gates. This provides a safe habitat for

 4  2  4  23.32 ha

<b>Price</b>	SOLD
<b>Property ID</b>	2386
<b>Category</b>	Rural
<b>Land Area</b>	23.32 ha

### Agent Details

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