



62 Clifton Street, Gracemere



## Huge Home on 3 Acres(1.22ha) Plus Fantastic Separate Living Quarters Plus, Plus

Designed for highly functional family living this modern 4 bedroom home set on steel posts and featuring attractive highly polished knotty pine floor boards, every bedroom is built-in three with walk-in wardrobes. There is a large entertaining formal dining room at one end of the home and a huge bar and billiards room at the other end, both opening through double doors to an extra wide front verandah with a sizeable fiberglass swimming pool set into the floor, all this under the main roof. The beautifully appointed bathroom finished with sparkling white tile features a deep set in spa bath. The internal built-in laundry houses a tiled shower and a second toilet. The rustic knotty timber kitchen with mirror tile splash backs blends to the timber theme of this home. A brilliant addition to this property is the spacious 2 bedroom fully self-contained living quarters. Both bedrooms are built-in the larger having a walk-in robe. Relaxing is easy on the wide full length under roof cool semi-enclosed patio.

Horse lovers will marvel at the magnificent professionally built cattle rail around yard. There are 4 stables and attached strip day yards plus lots of room under main shed roof for feed and tack. A large concrete wash bay and adjoining 3 metre x 6 metre zinc allume shed help complete the equestrian dream. There are 5 x 25,500 litre rainwater storage tanks. When you consider all the improvements on

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|----------------------|-------------|
| <b>Price</b>         | \$480,000   |
| <b>Property Type</b> | residential |
| <b>Property ID</b>   | 150         |
| <b>Land Area</b>     | 12,140 m2   |

### Agent Details

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**ALAN CORNICK REAL ESTATE**

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