RURAL

Property Information

Harcourts

Property Address: 136 Wallace Road, Temple View / Dinsdale

Legal Details: **LOT:** 3 **DP:** 397728 **CT:** 3900287

Valuation Details: **CV:** 1,080,000 **LV:** 600,000 **IMP:** 480,000

Rates: 1) WDC $2,730.71 **2)** WRC rate - $690.66

Building Age: 1990's **Builder:** **Construction:** Brick and Concrete

Floor Area: 330m2 (approx, source Property Guru) **Land Area:** 2.8708 Ha (Approx just over 7 acres)

Broadband: Tick Yes **Heating:** Log burner, 2 x heatpumps **Water Heating:** electric cylinder

Water: 1 x Tanks (approx 25,000 litres) **Septic Tank:** ✔ Tick Yes

Internal Features:

Huge living areas x 3
1 x dining
well appointed kitchen with ample stroage, 1.5 walla over and 2 x dishwasher drawers.
3 bedrooms plus office, Master has ensuite and WIR
Large separate laundry downstairs with extra toilet , double internal access garage plus workshop

Chattels:

As per sale and purchase agreement

These chattels are indicative only - please refer to the sales and purchase agreement

Other:

Paddocks fully fenced, grazed by neighbour on vebal agreement only.
Pond is within the property boundary.
Bulidng material is brick and concerete

Reports Available: LIM and Builders report

Disclosures:

This information has been provided in good faith from various third party sources. If any of the information that has been provided is a material fact in your decision making to purchase the property, then it is strongly recommended that you complete your own due diligence.

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