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**It's all here**

Superbly presented lifestyle property of 7 plus acres with fantastic views to the north, including Mt Taylor. This master built family home has features galore, including quality blackwood kitchen with large walk in pantry, spacious family room, separate formal dining, roomy lounge with solid fuel heating plus separate rumpus/games room. Four double bedrooms, (the master with WIR and ensuite), plus study and quality inclusions such as 9' ceilings, African black slate flooring, and split system heating and cooling. Outside includes north facing verandah including large undercover area, large 12 x 7m garage with attached carport.

Price: \$680,000 Internet ID: 70NFBF



**Walk Everywhere**

Located within approximately a km radius of the CBD, bowls and tennis clubs, swimming pool, schools, hospital and recreation centre, this older style three bedroom home has been refurbished for the modern times. It includes two bathrooms, large renovated kitchen/meals area, separate dining room and formal lounge room. An outdoor decked area and steel garage complete the improvements.

Price: \$265,000 Sole Agents Internet ID: 6RJFBF



**Family Home – 31 Squares**

- Double brick • 5 Bedrooms • 3 Living areas
- Reverse cycle inverter air conditioners
- Kitchen suitable for large family
- Main bedroom has en suite with spa
- Landscaped low maintenance gardens

Price: \$400,000 Sole Agents Internet ID: 67SFBF



**Quality and Size**

Near new four bedroom residence located at WyYung on huge block with en suite, walk in robe, super kitchen, three separate living areas, fully i conditioned, top quality fixtures and fittings, very large covered rear deck, double garage, 15m x 8m x 3m Colorbond shed with concrete floor and power, and easy care garden.

Price: \$430,000 Sole Agents Internet ID: 70FFBF



**Affordable Rural Lifestyle**

Situated close to the Nicholson River, on a sealed road and less than 15 minutes to Bairnsdale, this charming property on 2 acres provides a great rural lifestyle. This quality home comprises spacious lounge with solid fuel heating, family sized kitchen with large dining/family room opening out onto the undercover alfresco area. Three generous sized bedrooms, the master with en suite and WIR, and main bathroom with corner spa bath. Professionally landscaped gardens, double carport, 6 x 9 metre Colorbond garage and town water complete the picture.

Price: \$420,000 Sole Agents Internet ID: 70SFBF



**Big is Best**

If you're looking for a house with room to move, this could be the one for you. Features include very large bedrooms, walk-in robe to master, two huge living areas, built-in bar, solid fuel heater, two split system air conditioners, spa bathroom, fabulous new kitchen, dishwasher, under bench oven, hotplates, security system, fully redecorated inside, easy care garden, garage and carport.

Price: \$229,000 Sole Agents Internet ID: 67DFBF



NEW LISTING

**Near the Bairnsdale Racecourse**

Strategically located near the Bairnsdale Racecourse and Pony Club, this 75 acre property with five bedroom home, is well set up as a horse stud farm. Improvements include 6 bay machinery shed and workshop, 10 box stables, two roundyards, weaning paddocks and several holding areas, all with substantial protective fencing, cattle yard and race, three dams and seasonal creek.

Price: \$785,000 Internet ID: 5N2FBF



**Master Built – Great Views**

Located in Calvert Street with magnificent views and featuring three bedrooms, study, en suite, walk-in robe, two living areas, split system air conditioner, wood heater, bright, sunny kitchen, wall oven, hot plates, dishwasher, lock-up garage, carport, garden sheds and easy-care garden.

Price: \$395,000 Sole Agents Internet ID: 6ZPFBF



**Astounding Billabong & Backwater Views**

Located on a fabulous one acre of land with astounding views over the billabong and Mitchell River backwater, is this near new four bedroom brick veneer residence with en suite, walk-in robe, great kitchen with the lot, three living areas, split system reverse cycle air conditioning, covered alfresco area with open fireplace, double garage and 7m x 7m Colorbond shed.

Price: \$525,000 Sole Agents Internet ID: 70BFBF



**A Great Place to Start**

Situated on half an acre with a lovely rural aspect, this charming three bedroom home represents great value! Featuring open plan kitchen/dining/lounge with solid fuel heating and reverse cycle split system air conditioning, updated bathroom, spacious bedrooms, two toilets plus separate studio/hobby room. Outside includes fully fenced yard, easy care established garden, fruit trees, three car accommodation, workshop and much more. Close to local shops and primary school and with town water and sewer connected, all the work has been done.

Price: \$180,000 Internet ID: 6UHFBF



AUCTION

**Down by the Riverside**

Located on almost four acres this substantial brick veneer residence with access to the Nicholson River, features four bedrooms (master with ensuite and WIR), two living areas, ducted heating, modern gourmet kitchen with all amenities, 8m x 6m Colorbond shed, double carport, sundry shedding and town water.

Auction on site at 11am on Saturday, August 14, 2010  
Terms: 10% deposit, balance 42 days

Contact: Gary Dawson 0427 400 008 Internet ID: 70UFBF



**Real Value Farmlet**

Located at Nicholson on close to ten acres with a very comfortable three bedroom brick veneer residence featuring ensuite, all built-in robes, large living area, wood heating, bright sunny kitchen, dishwasher, four bay machinery shed, 35'x20' fully lined shed with concrete floor, power connected, two paddocks, two dams and delightful views.

Price: \$325,000 Sole Agents Internet ID: 710FBF



**Over 30 Acres at Nicholson**

Being larger than most lifestyle farmlets in the area, this property consisting of approximately 29 acres of freehold and 2 acres of disused road is considered a rare commodity. Improvements consist of a three bedroom ranch style home with a north facing verandah, carports, double garage, workshop, dog pen, cattle yards, three paddocks and two good dams.

Price: \$449,000 Sole Agents Internet ID: 6Y7FBF



**Views towards the Tambo River**

- Views of the Tambo River
- 4.3 Acres
- Power and telephone available
- Sealed road access
- School bus route and primary schools nearby

Price: \$160,000 Sole Agents Internet ID: 6GTFBF



**Valley Views**

Delightful family home on one acre with wonderful views featuring four bedrooms and study, large living area, split system air conditioner, solid fuel heater, great kitchen/living area, electric cooking, dishwasher, lovely garden with fruit trees, 45' x 20' shed with concrete floor and power, four bay carport, town and tank water.

Price: \$295,000 Sole Agents Internet ID: 6XEFBF



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