

**LIVE THE DREAM ON
“HAKUNAMA TATA”**

**78.8 Easily Managed Acres
For only \$750,000**



“HAKUNAMA TATA” is situated on a peaceful 78.8 acres of land less than 20 minutes drive from Casino. The property really suits a retiree or some one who wants that peaceful country living and run a few head of cattle, horses or any other type of livestock. This property can become totally self-sufficient and has a excellent solar and generator system, gas appliances and hot water, solar panels and 8 batteries and plenty of space to grow your own vegetables etc. The main building is a steel and colourbond shed with a open plan living area. It has all the comforts you need including a wood heater, air conditioning unit, a new bathroom and laundry, as new septic, rustic kitchen with all the modern conveniences including a gas stove and hot plate. The views from the covered front patio are outstanding as the photos provided by the owners suggest. Improvements include the 12m x 12m colourbond shed, a 10m x 7m 3 bay lock up shed, stockyards and a storage shed. Inclusions include the solar panels and inverter, 8 solar batteries and the generator. There is farm equipment that can be negotiated at a later date. Water on this property is plentiful and has Dyraaba Creek frontage, two spring dams, a catchment dam plus a 22,500L poly tank for the house. If you put a solar pump on one of these dams you could place water all over the farm. The land is gentle undulating with areas of pasture improvement and subdivided into two main paddocks, all the fences are in very good condition and there is plenty of shade for the livestock. If you don't want to run your own, then carry on with the present agistee. All the improvements are located on a nice gentle slope to take in the panoramic views of the whole area and are in the centre of the property where you have heaps of privacy. Be quick to view this property by contacting Lance on 0405 589 932 or Mike 0413 300 680















