



“PIORA GLEN – 159 ACRES”

“Piora Glen”- 159 Acres is situated close to Casino and has the most spectacular panoramic views imaginable.

It is just a perfect low maintenance farm where you can go to work during the day and come home to a magnificent home, gardens and enjoy running a few cattle and horses then relax on open plan back deck covered entertaining area.

The property’s main feature apart from the views is the 17-year old modern 4 bedroom home which has an ensuite and walk in robe in the main bedroom, 3 other spacious bedrooms, a 2nd bathroom with a double vanity, formal lounge area, open plan living and dining room, a kitchen with all the modern conveniences including a breakfast bench and walk in pantry, beautiful brush box flooring in the hall ways and living area, quality light fittings, air-conditioning units in most rooms, this house has it all. The lock up double garage is separated from the house by a covered breeze way. The house and barn have recently been re roofed for a cost of \$50,000.

The outside living is covered and would have the best views of anywhere on the property. Other improvements include a barn which has a loft used for the kid’s getaway but could be converted into another guest room. There is plenty of room for the machinery and it would all be undercover. The stockyards are fully equipped and there are 3 horse stalls and shelters which all have their own separate runs.

The land is gentle undulating with some rich red volcanic soil country and features two spring dams and a fully equipped bore that pumps to a header tank feeding back to water troughs and gardens. There also 4 other rainwater storage tanks, so water is no problem.

All the improvements including the fences are in excellent condition, the lawns are manicured, the gardens are easily maintained and so are the paddocks. Perfect property to run some cattle and a few horses or any other livestock.

Be quick to inspect this one as properties of this quality don’t come on the market very often.

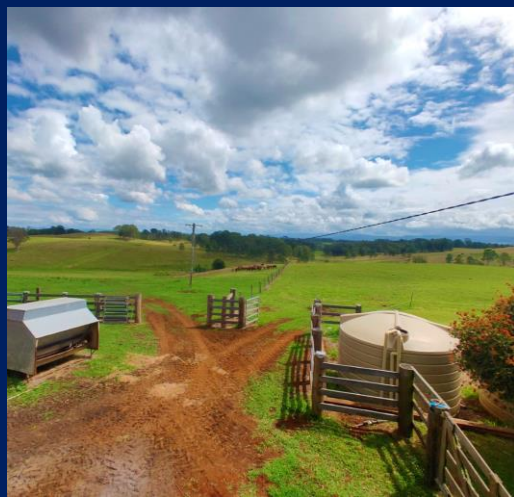
For an inspection contact Mike Smith on 0413 300 680





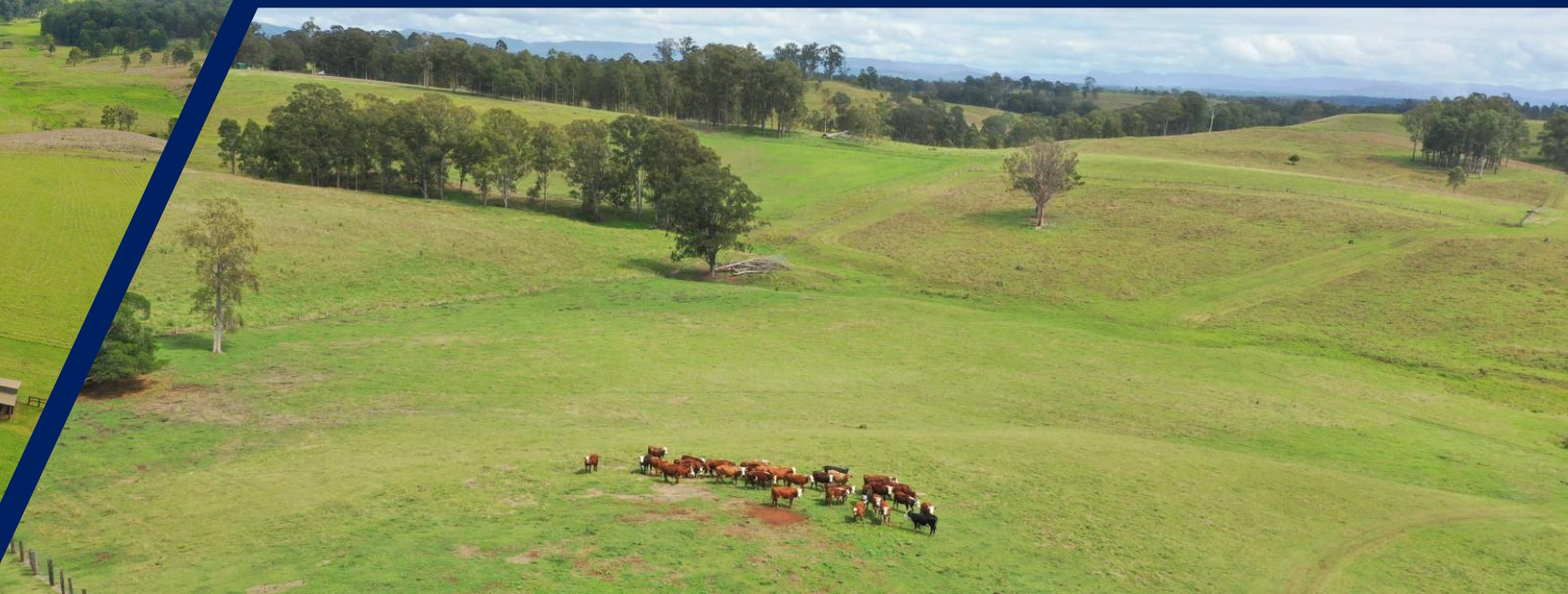




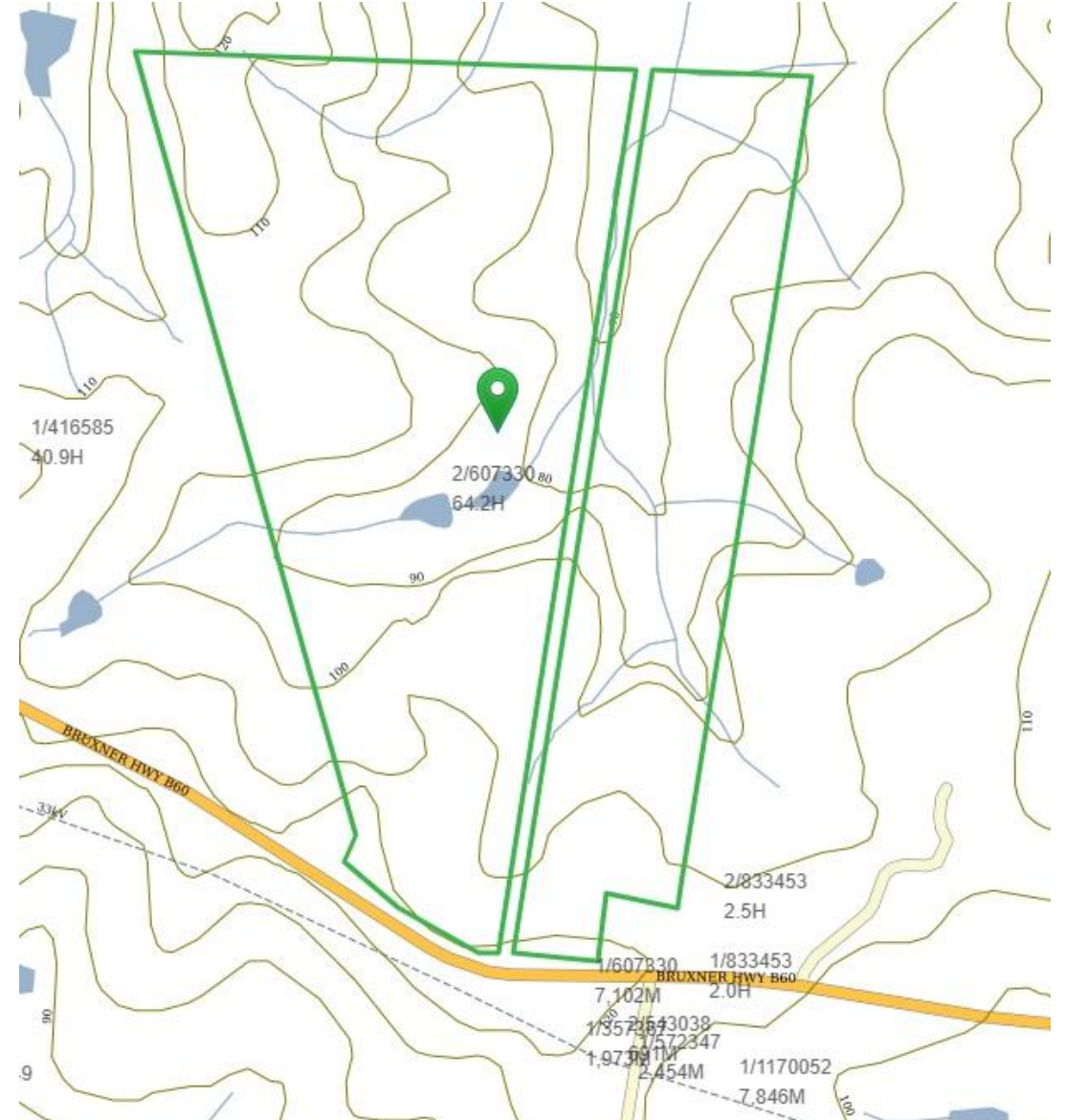


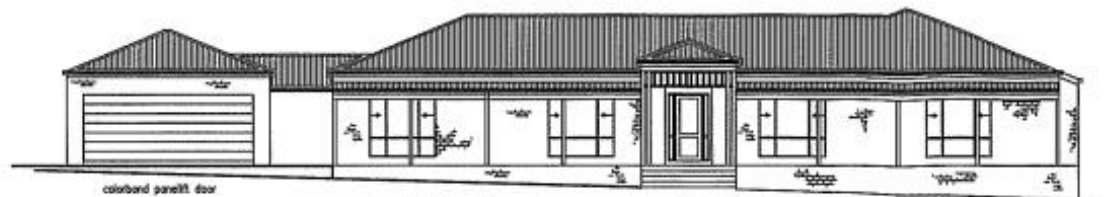






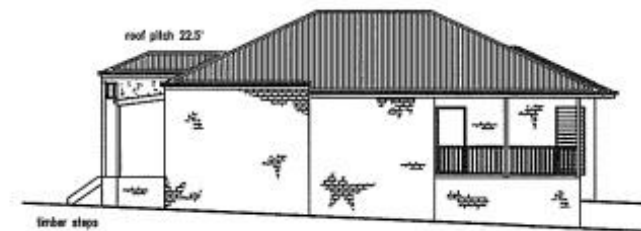






South Elevation

aluminium sliding glass doors & windows fully screened



East Elevation

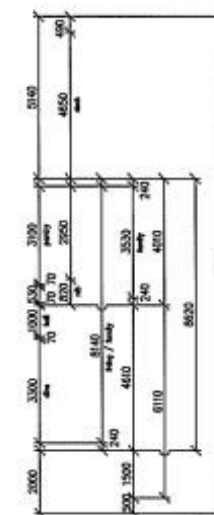
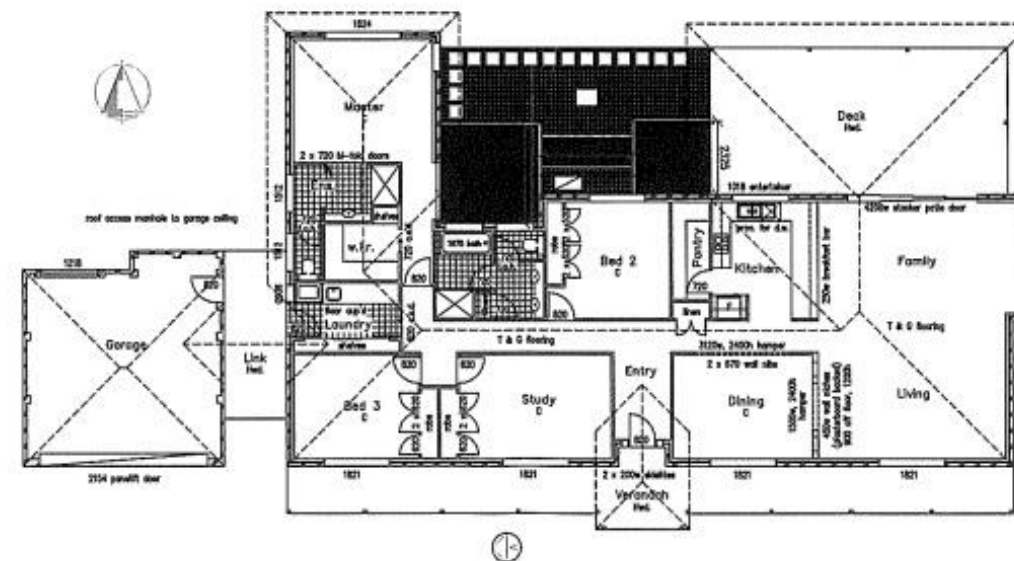
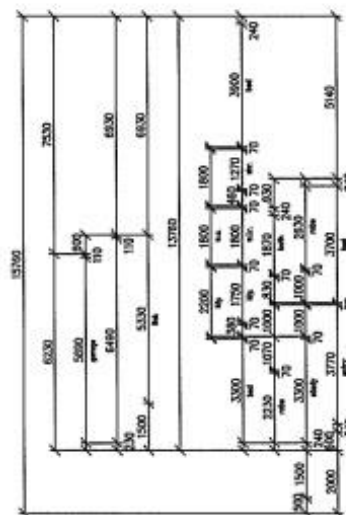
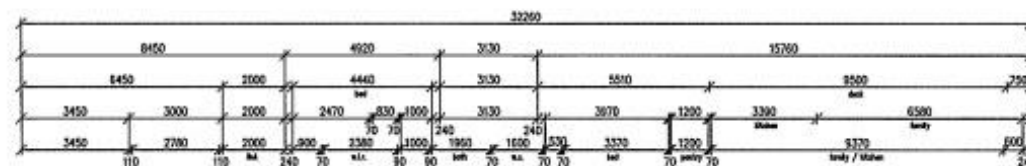


North Elevation

timber handrails



West Elevation



Living : 223.9 sq.m.
Verandah : 37.2 sq.m.
Deck : 38.7 sq.m.
Link : 10.7 sq.m.
Garage : 41.2 sq.m.

Wall Cladding Areas :
North = 20.52 sq.m.
East = 0.00 sq.m.
South = 15.12 sq.m.
West = 4.14 sq.m.

Roof Cladding Material :
Colorbond metal roof with sarking
R2.5 ceiling insulation batts

Wall Cladding Material :
Brick Veneer timber frame.

Window Construction :
Single Panel glass, clear

Door Construction :