



# Bartholomew & Co

Auctioneers, Real Estate & Livestock Agents



93 Berryman Circuit HOYA, QLD

4 2 4 4109 m2

**Be self sufficient while living with town conveniences!**

Only 3 years young and set in a beautiful garden setting (4109 m2 corner block) you will not be able to fault this stunning property. The 'Hamptons' style home is presented immaculately and features: - 4 built in bedrooms, large main bedroom with a/c, ensuite & large robe, formal lounge, open plan living with a/c, exceptional kitchen with stone bench tops, gas stove & large butler's pantry. The main bathroom has shower & bath as well as tiles to the ceiling and separate powder room. The large laundry has loads of storage as well as stone bench tops. There are higher than standard ceilings and plantation shutters throughout. Flowing off the living is a huge private outdoor entertaining space which overlooks the established gardens. An approx 15m x 6m shed has 2 bays with electric doors which could provide for workshop or extra parking space. The remainder of the shed could make the ultimate man cave or guest accommodation. The shed also houses the 10KW solar system that feeds back to the grid. The land has been extensively landscaped with sandstone retaining walls, swales and has a range of fruit trees and natives. The large vege garden is big enough to feed a small village! and a state-of-the-art chook run is ready to go. There is a shade

**Price:** Offers over \$997,000

**Property Type:** House

**Gordon Saunders**

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