

Sold

32 Parsons Rd, Mardella



### 30 ACRES ZONED 'RURAL'

This represents a golden opportunity to purchase a property of this size (12.237 Hectares) and location in Mardella. The land is level and cleared with shelter belts of mature trees, plus it has excellent soil types yielding top-quality meadow hay. Used in the past for cattle and horses there is good quality fencing, plus it has ample water available with a bore, rainwater tank, and scheme water connected. There is a spacious, quality Mansard home with 3 bedrooms, semi-ensuite bathroom, good sized kitchen, open plan family room, plus formal lounge and dining rooms. Other features of this lovely home include fresh paint, ducted reverse cycle refrigerated air conditioning, slow combustion wood heater, and electric roller shutters to some windows. Outside features include a large undercover alfresco area to the rear of the home for entertaining, shady pergola area, several large well-appointed bird aviaries ideal for the serious bird breeder, and lovely established lawn and garden areas reticulated from the bore.

Other excellent facilities include:-

- \*Concrete rainwater tank.
- \*Large quality lock up shed 18m x 10m with power, concrete floor, and mezzanine floor for extra storage as well as a gable height of approximately 4.5M.
- \*Lock up double garage.
- \*Reticulated stock watering facilities to 7 large well-fenced paddocks.
- \*Stockyards and loading ramp.
- \*Good quality fencing.

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Price	SOLD
Property Type	Residential
Property ID	48
Land Area	12.32 ha

#### Agent Details

Shona Tockock - 0408 035 023

#### Office Details

Shona Tockock Realty  
0408 035 023



- \*Convenient undercover double carport.
- \*Mains water supply.
- \*12,000 litre Water Tank.
- \*Electric front entrance gates.
- \*3.12kw Solar inverter and 13 panels.
- \*Electric roller shutters to some windows.
- \*Large Chicken Coop/Bird aviaries.
- \*Submersible bore and pump for reticulation.

This versatile property has so many possibilities either as a horse property, lifestyle property or with the Rural Zoning, represents the perfect opportunity to run a business from home (With Shire approval). For private viewings please ring Shona Tocock 0408 035 023 or email [shonatocockrealty@gmail.com](mailto:shonatocockrealty@gmail.com)

**PLEASE DO NOT GO ONTO THE PROPERTY WITHOUT AN AGENT FROM OUR OFFICE.**

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