

OC

30 Brookman Road,
Meadows



From the Owners - Insights & Extras

What first attracted you to this property?

Stately mature red gums in a high annual rainfall of 890mm per year, ensuring pasture growth in the paddocks for livestock. Able to commute to the city. Rural property but close to services in the Meadows township. Supports a rural lifestyle but close to amenities.

What do you believe are the major benefits of living in or owning this property?

Built in 2012 for north-facing views and passive solar heating, the home features a spacious, well-equipped kitchen overlooking the open-plan living area. Well known for the vending machine for roadside eggs sales.

Where is the electricity box located?

The main meter box is on the southern end of the packing shed near the road. An 18 kW house battery in the garage provides blackout protection, with an electrical subboard in the garage and another in the workshop shed.

Where is the hot water system located?

A solar hot water system on the house roof serves the kitchen and ensuite. An instant gas unit by the back door supplies the main/guest bathroom and laundry, and an instant electric unit serves the egg washing machine in the packing shed.

What are the nearest transport links?

Nearby buses and train. School buses on corner or Brookman Road.

Is there air-conditioning or heating installed?

There is ducted reverse cycle air-conditioning, slow combustion fire place, and passive solar heating.

What is the parking situation?

Double garage plus paved parking for up to six cars, with additional space in and around the sheds.

Is there any additional storage?

There are many sheds.

Where are the roof access points?

In the laundry.

What inclusions are to remain with the property?

The standard inclusions of built in furniture, fixed floor coverings, light fittings, and window treatments are included. Fences, stockyards, rainwater tanks, fixed chicken houses, bore pumps, arbour, orchard, CCTV camera system.

Please note any other benefits or features of the property you would like to inform buyers about:

Three-phase power to the shed and house. Irrigation for lawns and gardens, well-fenced paddocks with stock water points. 430,000L rainwater storage, and three bores. The house is quiet with double-glazed windows and set back from the road. Established gardens and a pastured free-range egg enterprise.