

OC

73 Knotts Hill Road,
Kuitpo



From the Owners - Insights & Extras

What first attracted you to this property?

The peaceful atmosphere and sense of retreat immediately stood out, offering a welcome escape from the pace of everyday life.

Why are you moving or selling?

Downsizing.

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

Its peaceful natural surroundings and the opportunity to enjoy a luxurious country lifestyle without sacrificing convenience. The property offers a sense of space, privacy, and tranquillity, while still providing an easy commute to the southern suburbs, making it an ideal balance between rural living and urban accessibility.

Where is the electricity box located?

Front boundary of property.

Where is the hot water system located?

In the roof.

Is there air-conditioning or heating installed?

There are 2 nectre slow combustion fires.

What is the parking situation?

The property features extensive parking, including eight undercover spaces and multiple additional off-street parking areas.

What are the nearest transport links?

Peters Creek Road - 700 m

Is there any additional storage?

Large undercover storage in garage, as well as built ins in house.

Where are the roof access points?

In upstairs toilet.

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.

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

The property offers a unique connection to nature, with abundant birdlife and native wildlife regularly seen throughout the grounds. Surrounded by peaceful, private surroundings, it provides a true sense of tranquillity and seclusion. Extensive walking trails invite exploration of the natural landscape, while a seasonal winter creek at the rear of the property further enhances its charm and natural beauty.