



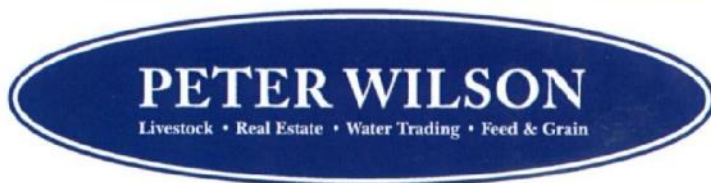
Boutique Equestrian Property with 1.6Ha/4Ac and Executive Home

43 Coombs Lane, Tatura

This stunning equestrian property offers purpose built facilities on a manageable small scale. The beautifully presented family home offers spacious quality accommodation to complement the external infrastructure. From the moment you step foot inside this amazing home you are greeted with a vaulted entrance hall which continues through to the large open plan kitchen, dining and living room. There is an additional sitting room, formal dining room and study. There are four spacious bedrooms which enjoy the same quality fixtures as the main living areas. The extensive master suite benefits from a dressing area and ample built in robes, the substantial en-suite has a large shower, spa bath and vanity. Other features include large family bathroom with full suite, laundry with external access, underfloor heating and ducted evaporative cooling. There is a double garage with electric doors which can be access from the house and a 5KW solar system. The home is situated amongst pleasant easy care gardens with inground automatic sprinklers, the rear garden is fully fenced ideal for young children and pets. Externally the equestrian facilities will impress any horse owner, there are 3 day yards with troughs, 6 paddocks with a central laneway, an amazing Ranbuild shed 26m x 10m which includes undercover stables with wash/prep area, float/caravan parking, tool shed, feed/tack room. The fencing is ideal for horses and the paddocks can be irrigated. There is town water, 3 megs of high reliability water as well as 120,000L rain water tank.

FOR SALE \$690,000

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