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293B Boyd Road, Horsham Downs

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Scaled for family living, this rural retreat is set on a private picturesque 1. 054ha block in popular Horsham Downs. The double-glazed home was custom-designed in the mid-seventies and comes to market for the first time. Its high stud interior has good airflow and heating via a woodburner on wetback plus a heat pump. Children's bedrooms are peacefully separated from the master suite overlooking the swimming pool precinct at the rear. A walk-in pantry and well-organised storage ensure good kitchen efficiency. Topped with linen-look stainless steel bench-tops and set on painted cork tiles, the kitchen engages with the family area and is angled for the garden outlook, making it very easy to keep an eye on children as you work. The laundry is a good working size and a covered walkway connects to the double auto garage, which is powered for an electric welder. Lounge and office are relaxing spaces. A key design element is the interaction between house and gardens. Tucked away at the rear is an insulated (unconsented) studio in a converted hay barn. It has a heat pump and versatility offered by a removable wall. Fruit trees, berries and veggie gardens are productive. There are paddocks for pets and sheep, and ample outdoor storage. Birds flock to the paved woodlands and park-like gardens which have hosted weddings and can easily accommodate marquees. Tasmanian Blackwood trees grown on site provide excellent firewood and raw material for furniture. Zoning is for Horsham Downs full primary school and Rototuna High.

Land area	1.0542 m²
Floor size	193 m²
Rateable value	$1,005,000
Rates	$2,959.00

