



📍 2520B River Road, Horsham Downs

It's all about the lifestyle at this Horsham Downs property. The fully refurbished family home sits atop an elevated site that boasts views to the Hakiramata Ranges and rolling countryside. Designed for the consummate entertainer, the home comes with a choice of alfresco spaces, a spa pool and a salt water swimming pool with a water feature. Summer living is looking good. Offering a big friendly welcome, the raked 3m entrance paves the way to an interior that presents two high-stud living options, a renovated kitchen and five bedrooms, including a master suite. The layout provides superb flow between the interior and exterior spaces, making everyday living a leisurely experience. Bosch appliances, including an induction hob, stone bench-tops and an instant hot water tap, ensure a high quality kitchen environment. The laundry is a replica of the kitchen in terms of materials and the bathrooms are refreshed, crisp and stylish. Drapes and blinds have also been updated. Abundant sun, HRV, three heat pumps and under-floor heating in the bathrooms provide warmth and comfort. The concrete driveway and spacious forecourt, laid just 18 months ago, lead to a segmented three-car internal access garage and a stand-alone additional garage. The block is fenced into seven paddocks and supported by calf rearing, hay and garden sheds. Water is rain and trickle feed town supply. The veggie garden is established and the fruit trees will keep a family nourished. Zoning is for popular Horsham Downs full primary school. Poised on the edge of Hamilton's northern residential sprawl, close to the new expressway, this lifestyle location takes some beating.

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Land area	8053 m ²
Floor size	325 m ²
Rateable value	\$890,000
Rates	\$3,217.00

