



📍 14 Woodward Road, Orini



Set on approx. 4 acres (1.6Ha more or less) of flat farmland, this family home has oodles of charisma, space and light. The first impression comes from the clever design which prioritises living and sends in all the light with cathedral ceilings and ceiling high windows. The blonde Lockwood walls give off a relaxed, warm, beachy vibe which makes for a very homely and family feel. Offering a large living area which can be zoned into three or four different spaces and puts the kitchen at the heart of the home. Big ranch sliders create seamless indoor/outdoor flow to the barbecue patio and the view from the lounge is north, into farmland and gives you a good sense of space and peace. Four bedrooms, including master with spacious ensuite and walk in wardrobe, plus an office, means there's plenty of room for the whole family. There's a separate laundry and mud room, and a triple, internal access garage for the cars and storage. Outside there's veggie gardens, the clothesline and four water tanks (2 x 25,000L and 2 x 30,000L = 110,000L all up) so there's plenty of water even heading into a long, dry summer. For those wanting a shed - the workshop is 150m<sup>2</sup> with four doors and has a commercial height stud; plus three phase power and is a huge asset to the home. The 1.6Ha means there's ample paddocks - currently home to a half a dozen sheep and half a dozen beefies. The paddocks wrap around the side and rear of the property acting as a buffer between your house and the farm next door.

<b>Land area</b>	16000 m <sup>2</sup>
<b>Rateable value</b>	\$1,130,000
<b>Rates</b>	\$3,902.09

