



14 Woodward Road, Orini

4 bedrooms, 2 cars, 2 bathrooms

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 150m2 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.

Land area	16000 m ²
Rateable value	\$1,130,000
Rates	\$3,902.09

