



## 52B Osborne Road, Horsham Downs

Situated in a highly sought after address positioned amongst good company, here is an opportunity to invest in this demand property which comprises 1.0450ha of land. This unique four bedroom home incorporates many unique features and has an abundance of potential that could transform it into a modern home for today's living. The real essence of what makes this property so special is the way the home connects with its established environment and meandering stream. Further value added benefits are the acreage, large half round barn, covered yards, portable shed, all with a power supply. There is rain and trickle feed tank water supply and bore water supply that feeds the troughs. You really feel like you're miles from the city, yet you're only minutes away! In zone for excellent schooling, Horsham Downs full Primary, Rototuna Senior and Junior High Schools. Minutes to Rototuna, Westfield and The Base Shopping Centre and all local amenities. "The pictures tell a story but seeing is believing - prioritise your viewing"



Land area	1.045 m <sup>2</sup>
Floor size	197 m <sup>2</sup>
Rateable value	\$900,000
Rates	\$3,339.00

