

FOR SALE



45 Phillips Road, Cedarton

Step into rural luxury with this amazing 40 acre estate! Nestled at the end of a quiet road and surrounded by wide-open farmland, this property has everything you need for a fantastic country lifestyle.

The standout feature is the huge covered arena, perfect for horse riding or working with livestock. But here's the kicker - you could easily convert it into a shed for trucks and machinery. Plus, there's potential to add a motocross track for those who love a bit of adventure.

The house is a real gem, with a classic brick design and all the modern comforts you could want. The

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Price: Offers Over \$2MIL

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kitchen opens onto a big outdoor area, great for entertaining. And with a master bedroom that has its own ensuite and walk-in robe, you'll feel like you're living in luxury.

Outside, there's heaps of space for all your hobbies, including a garage and workshop. Water won't be an issue, thanks to two bores, five dams, and rainwater tanks. And for the animals, there are quality cattle yards and plenty of grazing paddocks.

Don't forget about the freestanding office building, perfect for a home office or studio. And there's even a fully self-contained relocatable site building under the arena - talk about versatility!

With stunning views of the Glass House Mountains, this property is the perfect escape from the hustle and bustle of city life. Don't miss out - get in touch with Chris today to see it for

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