



ARIZTO

Information booklet

184 Horton Road

Team MM

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Notice of Disclaimer

To be read before reading the contents of the Memorandum

This information Memorandum (the “Memorandum”) is in relation to the advertised property at 184 Horton Road (the “Property”) and has been prepared by the Arizto Limited (“the Advisors”) for (“the owner”) on the basis of information provided to the advisors by the Owner. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets.

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Property Information

Property Address	184 Horton Road, Tasman
Legal Description	LOT 2 DP 324764 & 1/11 UNDIVIDED SHARE OF LOT 13 DP 324764 BEING 14.78HA
Certificate of Title Title Type	99863 Freehold
Rates Zoning	\$4,325.42 Rural 3
Capital Value	<i>\$1,460,000</i> Sept 2023 Land <i>\$570,000</i> Improvements <i>\$890,000</i>
Size of Land	3527 sqm and 1/11 share of 14.780 ha
Size of Dwelling	234 sqm
Age of Home	2016-2017
Garaging/ Carparks	Double garage with electric roller door. It also has rear double doors. 6 power points and water filter unit
Roof	Coloursteel tiles
Exterior Cladding	Monolithic plaster cladding with a cavity
Joinery	Double glazing aluminium
Wastewater	Onsite Septic/Waste Water Disposal. In summary requires a maintenance and monitoring contract, consent reviewed July each year and consent expires 2031
Water Supply	From communal bore which is trickle fed to 2 tanks that also catch rain water
Living Areas	This area is heated by the wood burning eco burner which is a 2 chamber bionic fire. Sliding doors open to the patio with views down the valley through the pergola festooned with bougainvillea's.
Upstairs Lounge/ Hobby Room	This versatile upper-level space is currently arranged to accommodate a study, craft area and a quiet lounge. The floor has been specially strengthened to support extensive book storage. A Juliet balcony provides stunning views across the valley, . There are 14 power points on the walls and 4 in the central floor. There are 4 phone/data points.
Kitchen	The open plan kitchen is both stylish and highly functional, designed to be a natural gathering place within the home. Granite worktops wrap the space, including a generous island that provides plenty of room for preparation, casual dining or entertaining. Quality appliances are thoughtfully integrated, with a Smeg pyrolytic oven, Miele dishwasher and a plumbed fridge/freezer, along with space allowed for a microwave or multifunction cooker. Ample cupboards and deep pan drawers ensure excellent storage, while the walk-in pantry, complete with four power points, adds a practical touch that will appeal to keen cooks and busy households alike. Dining A spacious area with easy interaction between kitchen and lounge with opening doors to the patio

Property Information

Bedrooms

Bedrooms 2 & 3 are double bedrooms with fitted wardrobes

Bedroom 1 (Master) has sliding doors to the patio and access to en-suite and walk in robe. En suite has walk-in shower, heated mirror, vanity, toilet, electric heater, heated towel rail

Bathroom

Bathroom has bath, shower cubicle, vanity, mirror, electric heater, heated towel rail
Separate toilet has a small sink

Insulation

Concrete slab and pink batts in walls and ceilings

Internet

Farmside (satellite)

Heating

There is a wood burning eco burner. It is a 2 chamber Bionic fire. Heat transfer system.

Water Heating

Electric hot water (under the stairs)

External features**Other**

The 1/11 share of the olive estate – please see “Beulah ridge - info for prospective owners” document

Chattels

Bathroom extractor x 2, blinds, induction cooktop, curtains, dishwasher, drapes, fixed floor coverings, heated towel rail x 2, light fittings, wall oven, rangehood, refrigerator, smoke detectors x 2.

Notes:

- Annual contribution to Beulah Ridge Limited ranges from \$660.00 to \$1,620.00 depending on the involvement in the up keep of the olive grove.
- please read the "Beulah Ridge information for prospective owners" you can find this in the documents.

Price

Offers Over \$1,425,000