

Under contract



40 Marionvale Road, Marionvale



Relaxed Country Living with Room to Move

If you've been dreaming of a bit more space to spread out, whether it's for your trade, a few animals, or just a quieter way of life, this property has plenty to offer.

Set on **1.88 ha (almost 5 acres)**, it's the perfect size for a small hobby farm or a couple of horses. There's **plenty of shedding**, including a hay shed/old dairy, plus several secure lock-up and machinery sheds — ideal for tools, equipment, or extra storage.

The **4-bedroom home** is solid and welcoming. The main bedroom has it's own ensuite, while the family bathroom is conveniently placed for everyone else. There's also an **office at the front** that could easily double as a **5th bedroom** if needed.

Families will love the **two separate living areas**, giving everyone their own space. With **conara heating** and **split system cooling**, the home stays comfortable through every season. The **practical kitchen** has gas hotplates and electric cooking, and outside, the **country veranda** is a lovely spot to sit back, relax, and take in the view across the paddocks.

You'll have **tank water** and **2 megs of high-reliability water**, so water supply won't be a worry.

Located just a short drive to the local **primary school**, this property is perfect for those wanting a **peaceful rural lifestyle** with everyday conveniences close by.

□ 1.88 ha (approx. 5 acres)

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Price	\$649,000
Property Type	Residential
Property ID	1563
Land Area	1.88 ha

Agent Details

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Office Details

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- Great shedding and water supply
- 4–5 bedrooms, 2 living areas
- Veranda with paddock views
- Ideal for trades, hobby farming, or horse lovers

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