

# FOR SALE



**\$540,000-\$560,000**

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**Jamie Williams**

4  2  6 

## 165 Rowlands Road, Armidale

### 'Kallaroo'; Acreage Awaits

Make a move to this four bedroom secluded sanctuary. Positioned on 5.6 acres and only 10 minutes to the centre of town, 'Kallaroo' is awaiting your family!

StuNning views of Mount Duval from the yard & living room  
The land is surrounded by plentiful grape vines, vegetable gardens & fruit trees

Water won't be an issue with two 5,000L rainwater tanks for the garden & a 20,000G underground tank for everyday household use  
Relax in the formal dining and living with wooden floorboards. This space can be fully closed off.

Four extensive bedrooms all with built in wardrobes.  
One end of the home can be used as a kid's wing; with separate entrance, bathroom & linen press.



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