



## FOR SALE

### BEAUTIFUL WELL MAINTAINED VICTORIAN RESIDENCE ON 1 ACRE

This beautiful Victorian farmhouse set on approx 4025m2 and Zoned Rural living is within walking distance to the Port Fairy township, surrounded by quiet tranquil established gardens including ornamental, vegetable gardens, orchard, indigenous trees and mature windbreaks.

Three bedrooms plus study (or fourth bedroom), 2 living areas, bespoke kitchen with walk-in pantry, bathroom, laundry, sun room/mudroom, plus undercover outdoor entertaining area.

Good quality recycled period features. Fully timber-lined. All floors left in original condition. 5 sets of Victorian French doors. Slow combustion stove plus electric heating. 3 fireplaces.

Modernised bathroom, cast iron claw foot bath, 2 toilets. 22,000 litres of rainwater tanks, ample roof catchment. Original windmill and bore provide garden water. Bore water clean and drinkable. 3 bay rustic carport with workshop and studio at rear.

Extensive shedding, woodshed, garden sheds, 17 varieties of fruit trees, raised vegetable beds, herb and ornamental gardens.

Secondary school bus stops out the front.  
Close to 2 primary schools.  
3.5kms to surf beaches  
Elevated position  
No herbicides or pesticides used for at least 15 years.  
Extensive paved areas

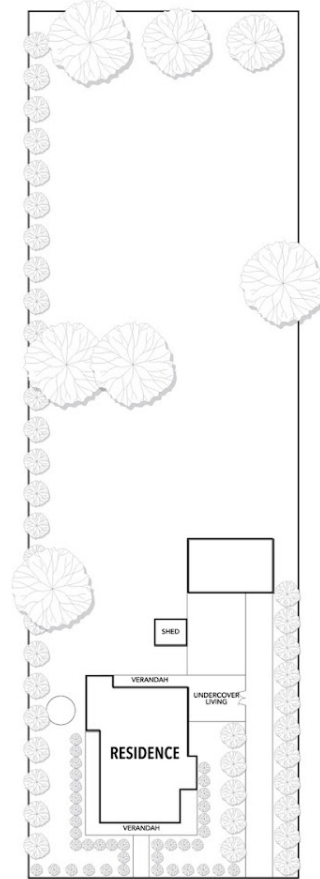
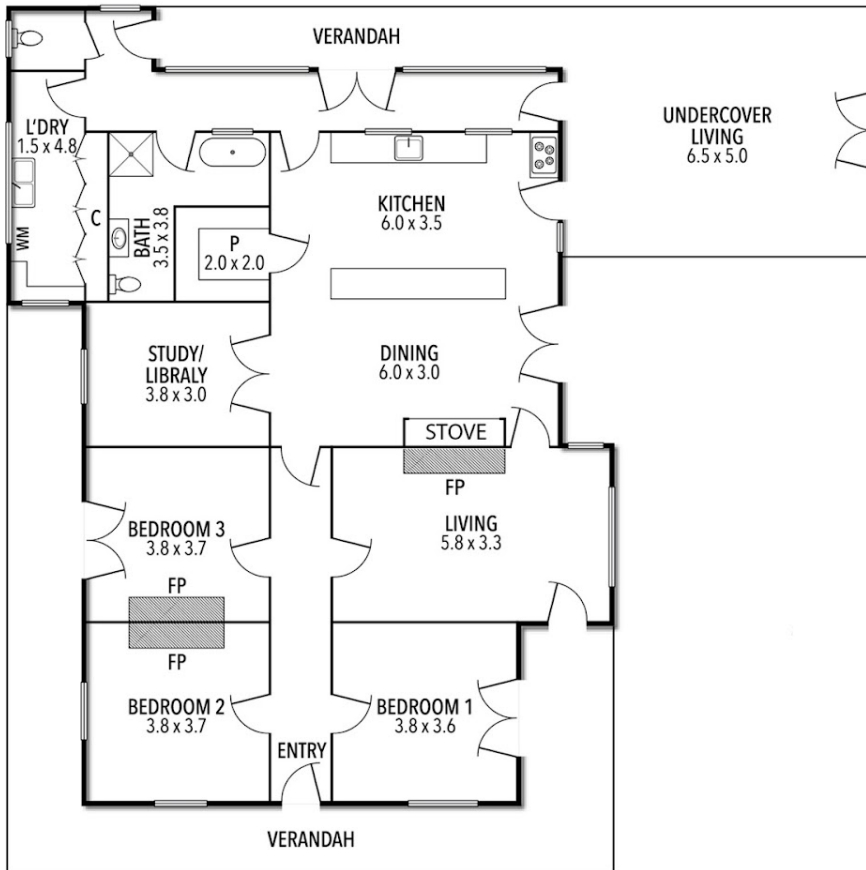
3 BED | 1 BATH | 2 CAR

PRICE:  
\$650,000 - \$699,000

OPEN FOR INSPECTION:  
N/A



**Mick Molloy**  
**0416547101**  
michaelmolloy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY. IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.  
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.