



FOR SALE

APPROX 40 ACRE EXCLUSIVE LIFESTYLE/GRAZING PROPERTY, AMAZING VIEWS, CLOSE TO TOWN

Situated in a highly sought after and tightly held Trafalgar location this versatile and picturesque property will surely impress. Conveniently located just minutes from Trafalgar CBD, Schools, Trains and approx 1h and 25 min to Melbourne . The home is situated in a private park like setting which originally was the site of the Trafalgar Golf course. A huge Morton bay fig tree still stands from that era.

An asphalted driveway leads you to the home which has been positioned to capture the panoramic views over the town and to the Baw Baw Ranges.

The home has been fully updated inside and comprises of 3 spacious living areas including a lounge, dining and a huge sunroom an entertainers delight, taking in the stunning views. Quality modern kitchen with stone bench tops, Smeg dbl wall oven, sizeable WIP, drawers, dishwasher and servery window to the sunroom. Three bedrooms with modern ensuite and WIR to the master bedroom. Lovely stylish family bathroom with large bath, shower and vanity. Heating and cooling are covered with reverse cycle AC, solid fuel heating in the lounge and gas heating in the sunroom. Other notable features are ducted vacuuming, stunning feature timber flooring, wrap around verandah, dbl URL Garage and solar panels.

Outside the property has high clearance shedding ideal for a boat or caravan, huge workshop, machinery shedding and more. Well layed out income earning north facing paddocks which are fully watered, two dams, cattle handling facilities, sheltered treelines and excellent fencing. Potential owners may also be eligible to have a primary producers allowance.

A fantastic rural lifestyle awaits with the benefits of being conveniently located to Trafalgar CBD. For a private inspection call Peter Powell on 0458 555 099

3 BED | 2 BATH | 6 CAR

PRICE:
\$1,250,000

OPEN FOR INSPECTION:
N/A



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Peter Powell Property



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.

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