



**SOLD**

## YOUR TRANQUIL RETREAT AWAITS!

From the moment you open the front wooden gates and enter the property a feeling of relaxation and country charm is abundant. You will enjoy the serenity of this beautiful 40 acres of gently rolling picturesque country with two massive lakes. The property is fenced into 3 separate paddocks. Which would be ideal for horses.

Surrounding the home is established old shade trees and gardens. Including a generous mixture of fruit trees. This property is just crying out to be a self-sufficient retreat. With the fertile soil, an abundance of water, a chook pen/stable, pig pen and set of timber yards you already have a great start on infrastructure.

The unique 3 bedroom lowset Country/Mediterranean styled home is extremely well-built and solid. The home features exposed timber raked ceilings in the living areas. Wide opening glass doors lead outside and frame the stunning views of the open countryside. Open plan living areas and full length private rear patio. Perfect for that afternoon drink and watching the stunning sunset views. The potential for this property is plenty. But one thought comes to mind. It would suit cabins or farm stay. There is already a rustic self-contained cabin on the property complete with slate floor, combustion stove, and slab timber wall cladding. Ideal for renting or accommodation for visiting family and friends. Set far enough away from the main home for privacy.

Great storage is on offer with two large sheds. One lock up. One is high enough for a caravan. Plus a separate lock up workshop. There is even a cellar in the house. With so much on offer, an inspection is must!

**4 BED | 2 BATH | 6 CAR**

**PRICE:**  
**\$407,000**

**OPEN FOR INSPECTION:**  
**N/A**



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