307 DAWSONS TRACK, NILMA NORTH, VIC, 3821









SOLD

4 BEDROOM HOME ON 41.5 ACRES!

Dreaming of a rural hideaway, that still offers easy access to town? Well, you will love this property. Situated on 41.5 acres of land in Nilma North, only 14 minutes away from Warragul CBD and FWY. The home offers the perfect opportunity for an array of buyers from anyone looking for a hobby farm, place to raise cattle, keep horses, or use for agricultural farming.
The land is mixed of bush and cleared paddocks, with two dams, a creek, and many trails for walking or riding. Also on offer, is the three large water tanks that service both the house and paddocks, as well as a large 3 bay powered shed with room to store farm equipment and tools.
The current owner has lovingly maintained it for 36 years, and the mature trees, No-till farming, and well-maintained home is a testament to the vendors efforts and dedication to the home.
The house itself is a solid double brick construction offering four large bedrooms, two with WIR and two with BIR as well as a spacious bathroom with shower and spa bath, and an open plan kitchen, dining, living area which features stunning views of the gorgeous lush, landscaped gardens that surround the property.
With a cozy wood fire, and insulation from the double brick façade, your comfort is insured all year round. And the addition of a 2 car carport and outside storage room connected, offers plenty of room for your belongings. Although very liveable as is, a little TLC could see it emerge from the 1980s and be alleviated into a stunning modern 200s oasis.
Extras-
- Onsite firewood
- Stock yard
- Close to town
- School bus stop on Old sale rd
- Privacy
With Warragul's facilities including hospitals, schools, shops, restaurants, parks, farmers markets, and public transport all a short drive away.
Built in 1987 and this is the first time offered to the market....
This is your chance to own a piece of paradise and make your dream lifestyle a reality. Don't wait any longer and book a viewing today.

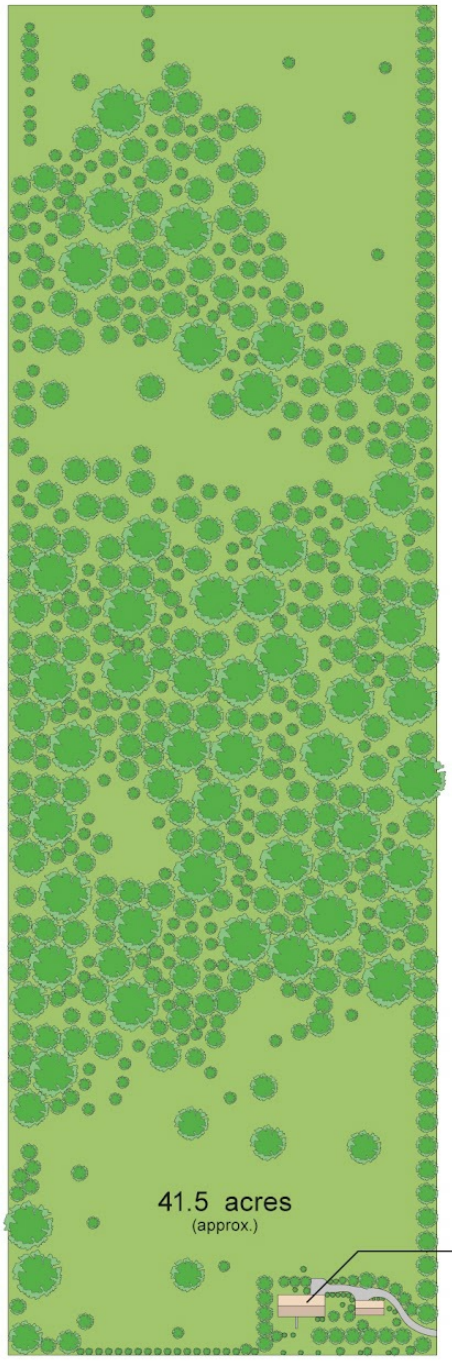
4 BED | 1 BATH | 5 CAR

PRICE:
$1,165,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN



FLOOR PLAN

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Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.

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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