

585 YARRAGON-LEONGATHA ROAD WOOREEN



FOR SALE

QUALITY HOME, 2 COTTAGES, 19.5 ACRES + MORE!

Many great years have been enjoyed here by the current owners and shared with friends and family along the way but there always comes a time to step into another chapter.

The hard work has been done and lots of heart, fun and thought has been put into establishing this property and now it's time for the next people to step in and literally enjoy the fruits (and veggies and wine) of the labour already completed so you don't have to.

A tranquil location with North Facing views on approx. 19.5 acres, overlooking the stunning rolling hills of Gippsland, on a sealed road, only 10 minutes from town. This is a place where you can reside whilst living an idyllic lifestyle, live self-sufficiently, grow, harvest, bottle and drink your own Pinot and Shiraz. Eat home grown vegetables and fruits, enjoy the spoils from your own olive grove, livestock and art studio, take advantage of solar power and ample water supply from rainwater tanks and large dam. You could also have the option of income production from two delightful cottages or simply offer your family a lovely place to stay. School bus route. Sound appealing so far? There's so much more and it's a must to see for yourself!

This is a property with a lot of heart and community minded owners have lovingly established Black Duck Farm over a number of years to make this truly something special. This is a property that's designed to be shared and enjoyed by family, friends and guests.

The property is an eclectic and tasteful combination of homemade art and sculpture, woodwork and an imaginative variety of feature gardens to explore including a Japanese garden, fern garden, Oak Bar, violet garden, children's garden, to name just a few. There is a small section of forest, the vineyard, garden areas plus pasture that currently carries 15 sheep.

The main residence comprises of a spacious weatherboard home designed to take full advantage of the views. It features an open plan kitchen, dining and living area with sliding doors onto the deck, spotted gum flooring, double glazing, high ceilings, 3 toilets, handy mud room and laundry. There are two spacious bedrooms (ensuite and WIR to master) plus a sizeable second living area/games room that could be easily converted to a third room if required.

There's loads of under-house storage, wine processing room, cellar, double carport and a variety

4 BED | 4 BATH | 2 CAR

PRICE:

\$1,480,000 - \$1,595,000

OPEN FOR INSPECTION:

N/A



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Floor plan of the second floor. The layout includes a large bedroom (6.0 x 4.0) with an air conditioner (A/C) and a built-in wardrobe. Adjacent to the bedroom is an en-suite bathroom (ENS). The kitchen area is located at the front of the unit, featuring a sink, stove, and refrigerator. The entrance is via a small hallway.