55 NERRENA HALL ROAD, NERRENA, VIC, 3953









SOLD

YOUR OWN OASIS, ONLY MINUTES FROM TOWN.

Picture yourself picking your own berries, harvesting your own vegetables, feeding a couple of sheep or even adopting a few alpacas and simply enjoying the rural lifestyle that this small acreage starter has to offer. Sound appealing to you and your young family. Why not come and explore all this country home has to offer?
Situated under 10 minutes from Leongatha, this 4 bedroom home is set on 2.5 acres and has a delightful combination of treed areas, colourful gardens and pasture.
With the school bus pick-up right across the road, the home would be ideal for a growing, young family. The home has been designed to utilise three different zones and in one end of the home, it provides a lovely view from a verandah overlooking the paddocks from the parent's retreat or rumpus room. This end of the home also comprises of a study area, sizeable bedroom with BIR's and ensuite. Those who may have an elderly relative living with them or wish to run a home therapy business for example, may benefit from the layout. Central to the home is an open plan living and dining area with cathedral ceilings, surrounding verandahs, a cosy wood fire and a R/C air conditioner. The kitchen features good storage, gas cook-top and electric oven.
The remainder of the home has three bedrooms with BIR's and delightful garden views and are well appointed to the neat, tiled bathroom.
Surrounded by fauna and flora life, the gardens are a great place to wander, forage and play and if you ask nicely, the three alpacas can even stay. Raised garden beds, a berry patch and chook pens are all ready to utilise.
The garage is a bit of a hidden Aladdin's Cave and behind the car space of the garage area is a large studio/workshop for the home handy person, artist or car enthusiast who may like to open up the space.
This has been a beautiful property for the current family to cherish special times and now genuine vendors are looking to downsize. Peace and quiet awaits. Contact Christie to make an inspection appointment.

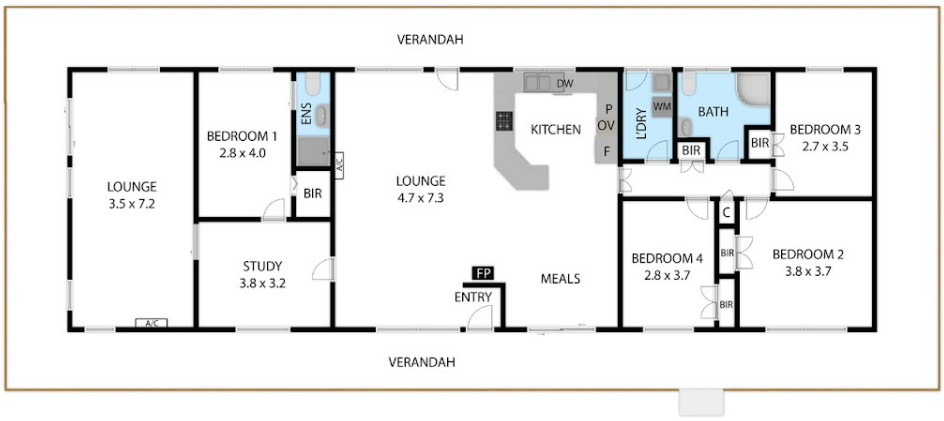
4 BED | 2 BATH | 1 CAR

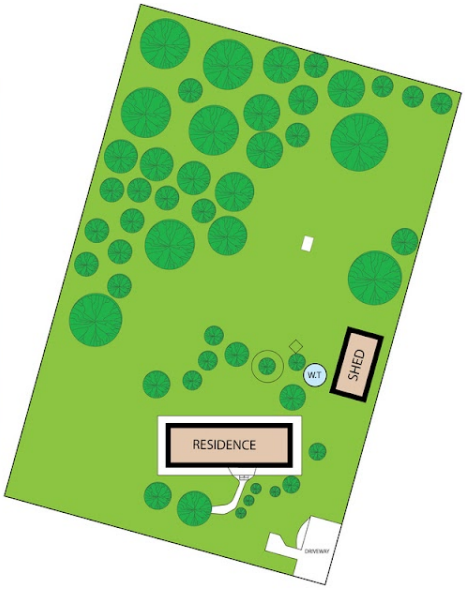
PRICE:
$840,000

OPEN FOR INSPECTION:
N/A



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Christie Nelson Real Estate





55, Nerrena 3953
TOTAL APPROX. FLOOR AREA 170 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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