

378 BUCKLAND ROAD BUCKLAND



## FOR SALE

### ESCAPE TO THE COUNTRY WITHOUT BEING FAR AWAY FROM THE CITY

378 BUCKLAND ROAD, BUCKLAND

"@realty Residential proudly presents an exceptional contemporary homestead mixed-use property that offers a wide range of features and amenities. This property encompasses the best of both worlds and more, making it an ideal investment opportunity for eco/nature tourism development (STCA) or a versatile family home that will suit all."

This exceptional 96-acre (approx.) is located at 378 Buckland Road, Buckland. The property seamlessly blends rural tranquility with modern convenience, offering the perfect retreat and just a short drive from local amenities. Nestled in a picturesque landscape of a sloping hill with lush pasture and woodland, this unique estate is a rare opportunity for those seeking a lifestyle rural retreat along the Bluff River.

The property features four double bedrooms, all with built-in robes. The master suite is located at one end of the house and boasts large picture windows to enjoy the view, as well as a walk-through wardrobe that connects to the spacious ensuite. Additionally, there is a large family bathroom catering to the opposite wing for guests or children.

The centrally located hostess kitchen boasts an induction cooktop, under-bench oven, and dishwasher, along with a large pantry, expansive bench space, and storage. Heating and cooling by Daikin Heat Pump. The open-plan living area seamlessly connects the lounge, dining, and kitchen to the covered veranda through glass sliding doors. The private home office is discreetly situated opposite the kitchen. The well-maintained yard and garden feature over 50 fruit trees and berry bushes, as well as a small planting of Chardonnay and Pinot Noir grapes and a raised vegetable garden, among other highlights.

The property is equipped with 5 tanks supplying fresh water. Additionally, the top paddock features a 10mL dam and a water bore connected to 4 stock watering tanks and the house if needed. The property holds a 10mL water license from the Bluff River, which forms the Eastern Boundary. Access to the property is provided by a long bitumen drive leading to pathways through the garden, and outbuildings, including a chicken pen, a large 7.5 x 5.5 workshop, a 3-bay machinery shed, and vines. The home features a front and back verandah with a double

4 BED | 2 BATH | 3 CAR

#### PRICE:

Offers Over \$899,000

#### OPEN FOR INSPECTION:

N/A

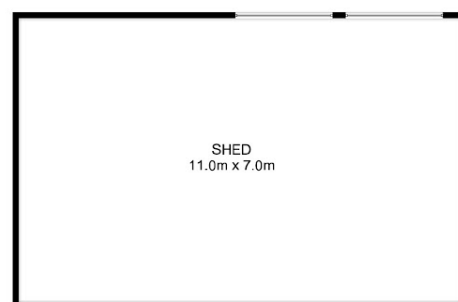
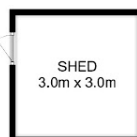
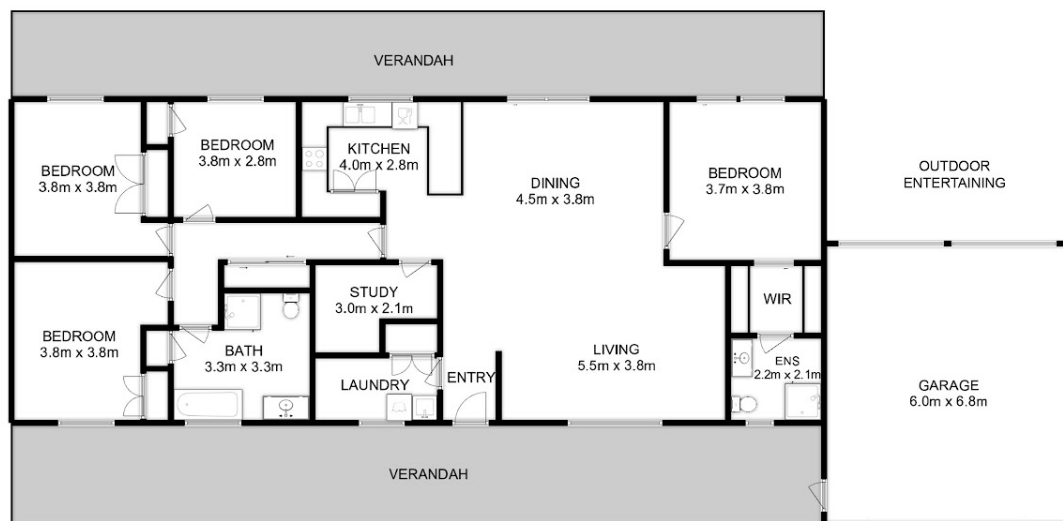


**Sommai Coomber**

**0447194609**

sommai.coomber@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



Total Approx. Floor Area (inc. Garage) : 205 sqm  
Total Approx. Outbuilding Area : 136 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

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.