

385 RUBY-FAIRBANK ROAD **FAIRBANK**



FOR SALE

ESCAPING TO THE COUNTRY? HERE'S A THUMPING HOUSE AND SHED, JUST FOR YOU!

This property is a Tradie's haven or great for the growing family with oodles of house and shed space on offer.

If the notion of raising your family in an idyllic location, only 11 minutes from town, with the school bus pick up at the gate and with stunning rural views piques your interest; an inspection of this property is certainly invited.

This sizeable 5 bedroom + study home is positioned on 9 gently undulating acres and provides plenty of space for rearing some livestock, growing your own food or even offering accommodation for families and friends looking to escape the rat-race. The 16 x 14m workshop features concrete floor, power and an office and is sure to impress. There's also a generous amount of space for vehicles or machinery to park and maneuver if need be.

Both the downstairs and upstairs levels of the home feature hill or garden views and is designed so that the kitchen, dining and living area are central to other rooms as a lovely "meeting space", complete with a cosy wood fire, floor heating and R/C air conditioner option. Sliding doors from the lounge open onto the views and a great spot for sipping some local wines on a summer's day. The kitchen has abundant storage, including a walk in pantry.

You may choose an upstairs bedroom as the master as they are each well-appointed to the upstairs bathroom and quite spacious, or the first bedroom downstairs features a tiled ensuite and WIR, making the choice yours. A second living area would make the perfect parent's retreat. There are BIR's throughout and under-stair storage. There are plenty of options for a home office and one room has BI desks and shelves ready for use. The downstairs bathroom offers a light filled spa with a luxurious spa bath.

The garden surrounds are a delightful combination of flowering plants, fruit and native trees, as well as the acreage with dam and good fencing for livestock. Another draw-card is the incredible workshop with concrete floor, high clearance, power and office.

There is so much to love about this property, I encourage you to come and see for yourself, by appointment only.

There are some lovely tourism ventures already in existence and some exciting things planned for the South Gippsland area, making Fairbank a very attractive location for so many reasons.

See what our amazing area has to offer here -weblink: <https://www.youtube.com/watch?>

5 BED | 3 BATH | 6 CAR

PRICE:
\$1,195,000

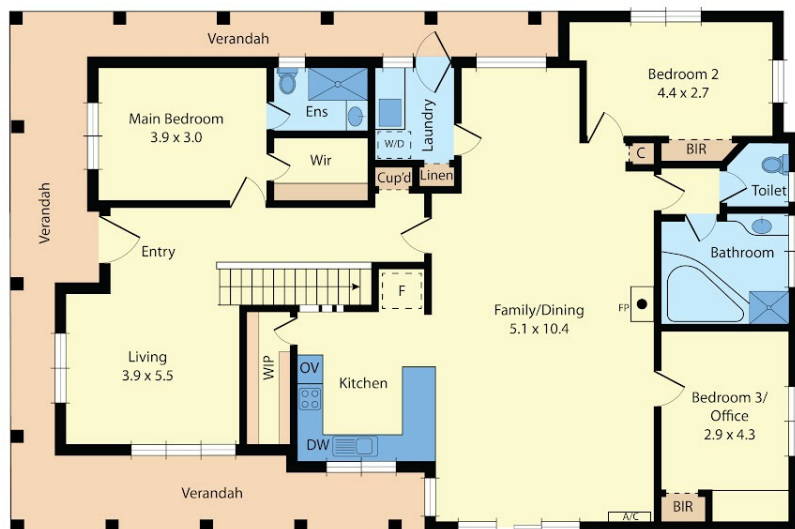
OPEN FOR INSPECTION:
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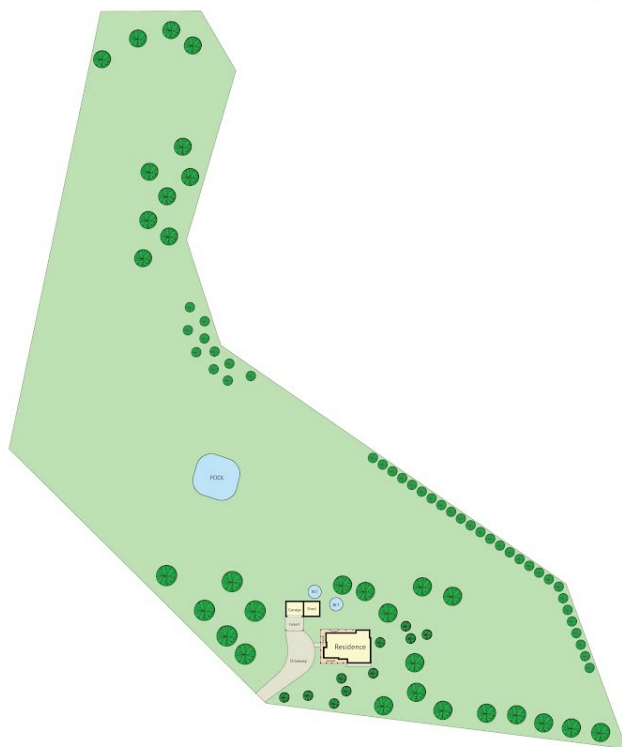
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First Floor



Ground Floor



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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.