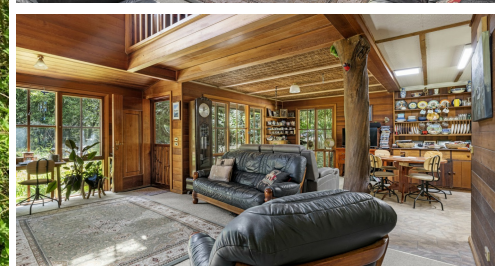


4025 STRZELECKI HIGHWAY BERRYS CREEK



FOR SALE

A HIDDEN PIECE OF NATURAL PARADISE.

This is the first time this very special home has been offered for sale and those who love a 'home with heart', are sure to fall in love with its charm. Nestled in nature and set on approx. 13 acres, this property is a stone's throw from Mossvale Park, only 12 minutes from Leongatha and 7 minutes from Mirboo North on a sealed road. This would make a wonderful permanent residence or the perfect B & B or weekender for those looking for a peaceful retreat.

Tucked away up a private driveway, the nature lover will appreciate the privacy, bird and wildlife that abound this property. The home has been built to last with hardwood plus eco and cost saving features in mind, boasting double glazing, is fully insulated, some nifty air flow systems, solar panels, combustion HWS, ample water tanks and a dam with pump.

The current owners have really brought the 'outside-in' and made features throughout the living areas of natural materials and artwork. The downstairs open plan living, meals and kitchen area is a lovely hub for residents and features garden views from the kitchen, WI pantry, cosy wood fire and nature views from the living area. A downstairs bedroom has BI robes and a naturally lit conservatory also provides a pleasant sitting area. The bathroom contains a separate bath and shower, plus this property is so private, there's also the option of an outdoor shower on the verandah overlooking the garden.

The two bedrooms upstairs make the perfect place for enjoying the nature surrounding the home and dormer windows are great for lying in bed with a cuppa and watching the birdlife go past. The landing upstairs makes a great library and there is also an upstairs toilet. Another wonderful feature of the home is the generous amount of storage and thought that has gone into utilising the passive ways the house can function (eg: airing cupboards from combustion stove etc).

The property is a combination of natural bush and garden/lawn and features some special native plants such as a stunning Morton Bay Fig and Flame trees.

There are a variety of sheds, carport, plenty of firewood and storage, veggie planters, chook pens, ponds and there's even a Ninja track tucked amongst the trees.

Contact Christie for an inspection of this truly unique property as there is just so much to explore!

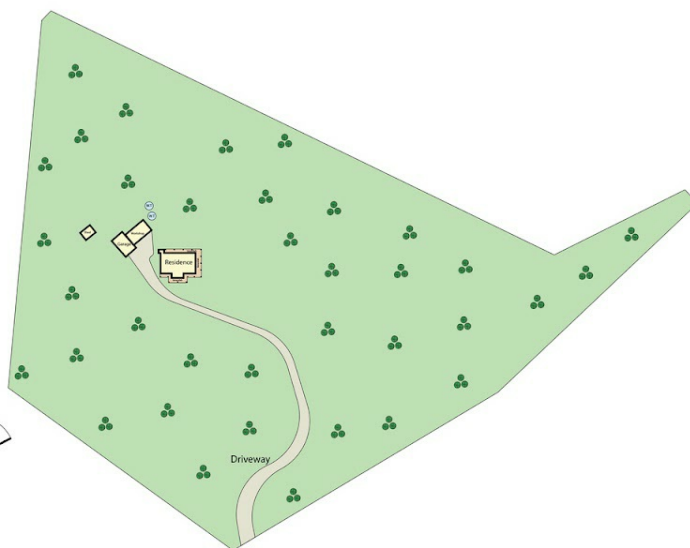
3 BED | 1 BATH | 4 CAR

PRICE:
\$875,000

OPEN FOR INSPECTION:
N/A



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Christie Nelson Real Estate



4025 Strzelecki Highway, Berrys Creek, VIC, 3953

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.