

1160 MEENIYAN-PROMONTORY ROAD, BUFFALO, VIC, 3958



# FOR SALE

## STUNNING VIEWS AND THE BEST OF COAST AND COUNTRY AT YOUR DOORSTEP.

Embrace the tranquil country lifestyle on this expansive 6.27-acre rural haven, perfectly positioned on Meeniy-Promontory Road in the charming area of Buffalo. This thoughtfully designed 3-bedroom, 1-bathroom residence offers the ideal blend of rural serenity and a quality build, making it perfect for families seeking space to breathe and grow, hobby farmers, or those wanting to escape the city hustle.

The comfortable home features built-in wardrobes for practical storage solutions, reverse cycle air conditioning and a wood fire to ensure year-round comfort. The bathroom has been updated and is mobility friendly. With generous living spaces that capture the views, this property provides the perfect canvas for creating your dream country retreat.

The impressive infrastructure makes this property truly exceptional, with extensive shedding perfect for housing machinery or pursuing hobbies and crafts. There is a 6 x 6m & 12 x 6m shed plus a substantial car garage and workshop space, providing ample secure parking for multiple vehicles, boats, caravans, or farming equipment. The property's eco-friendly water tank system ensures sustainable living.

Buffalo's rich heritage as a former railway town adds character to this peaceful location, where rolling hills meet endless skies. The famous Great Southern Rail Trail runs through the area, offering spectacular walking and cycling opportunities right at your doorstep and is only a short ride to bustling Meeniy.

- Just 30 minutes drive to beautiful Walkerville Beach
- Great Southern Rail Trail access for outdoor enthusiasts
- Peaceful rural community area with essential local services close by
- Rich farming heritage and supportive local community

The location offers the best of both worlds - complete privacy and space on your own acreage, yet close enough to essential services in Leongatha, Meeniy and Foster and attractions such as Wilson's Promontory. Whether you're planning to run livestock, grow your own produce, or simply enjoy the freedom that comes with rural living, this property provides the perfect foundation.

3 BED | 1 BATH | 5 CAR

### PRICE:

\$1,150,000 - \$1,265,000

### OPEN FOR INSPECTION:

N/A

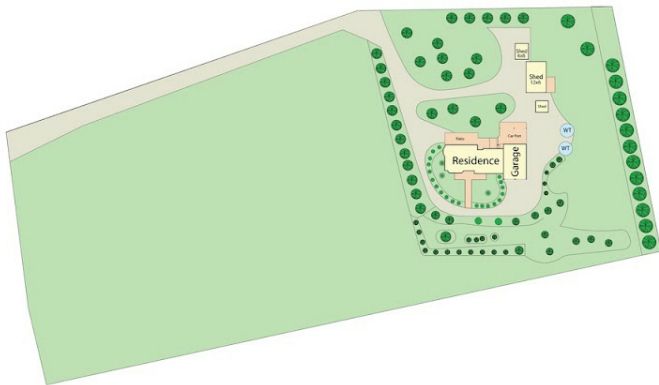


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan 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.