

605 MARDAN-DUMBALK ROAD, MARDAN, VIC, 3953



FOR SALE

QUALITY HOME WITH SPECTACULAR VIEWS ON 22 ACRES.

Nestled on the scenic Mardan-Dumbalk Road, this exceptional 3-4 bedroom, 2-bathroom, 22 acre property offers the perfect blend of rural tranquility and modern comfort in the heart of Mardan, Victoria. This thoughtfully designed home presents an outstanding opportunity for those seeking a peaceful country lifestyle without compromising on contemporary conveniences.

The home features a practical study space, ideal for working from home or a single 4th bedroom. Built-in wardrobes throughout provide excellent storage solutions, while beautiful floorboards create warmth and character across the living spaces. The modern kitchen comes complete with stone bench-tops, large fridge space and a dishwasher, making meal preparation and cleanup effortless for busy families.

Climate control is handled with impressive efficiency through ducted heating and cooling systems, ensuring year-round comfort regardless of the season. The wood fire is also an attractive statement piece in the open plan living and dining area which takes advantage of the expansive outlook.

The master bedroom takes in the view from a bay windows and boasts a sizeable ensuite.

The 4 bay shed with power and concrete floor provides ample storage and workshop space and also has a single carport at each end. There is a sizeable studio with power and tiled floor that would make the perfect creative space for artisans or a home office for those with a business.

- *Sealed road
- *Outdoor entertainment areas for extending living spaces
- *10 paddocks with troughs
- *Animal shelters in paddocks
- *Multiple sheds such as tack room and stables.
- *9.5KW Solar
- *Chook pens
- *Orchard
- *Bird protected raised, veggie beds

4 BED | 2 BATH | 6 CAR

PRICE:
\$1,390,000

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.