



# FOR SALE

## PRIZED OPPORTUNITY! 5.7 ACRE RESIDENCE IN WARRAGUL'S PREMIERE LIFESTYLE LOCATION.

PLEASE WATCH THE VIDEO TO TRULY APPRECIATE THIS PROPERTY!

Hidden away down a long driveway just off the leafy and tightly held location of Gibson Road, Warragul. This private property only reveals its stunning 5.7 acres at the end of its long driveway exuding charm, tranquillity and seclusion.

A versatile property suiting many rural pursuits. Ideal as a hobby farm, small horse property or just a wonderful peaceful retreat.

The brick residence sits high on the acreage and takes in views of the picturesque surroundings, including an ornamental lake which attracts an abundance of birdlife throughout the day.

Modernised home with excellent living space. Centrally located kitchen with quality stainless steel appliances, stone bench tops and breakfast bar. An entertainers delight awaits with the living area leading out to an expansive alfresco and deck area, ideal for hosting guests.

Three bedrooms with great size master bedroom, walk in closet and ensuite.

Family bathroom includes bath and shower.

Outside the property has excellent shedding approx. size 8m x 14m with high clearance. There is accommodation for approx. 6 vehicles or more, ideal for a car enthusiast. There is also an adjoining area dedicated for entertaining complete with its own bar, power and running water.

Other notable features are the small bungalow at the end of the driveway, charming greenhouse, woodshed, stone garden stairs and water tanks servicing the house and gardens.

A private oasis that is located conveniently to all Warragul has to offer including the Town Centre, Shopping, West Gippsland Hospital, Schools and close proximity to the M1 Freeway.

Finally this is a holding of 5.7 acres which may have the potential for subdivision subject to council approval.

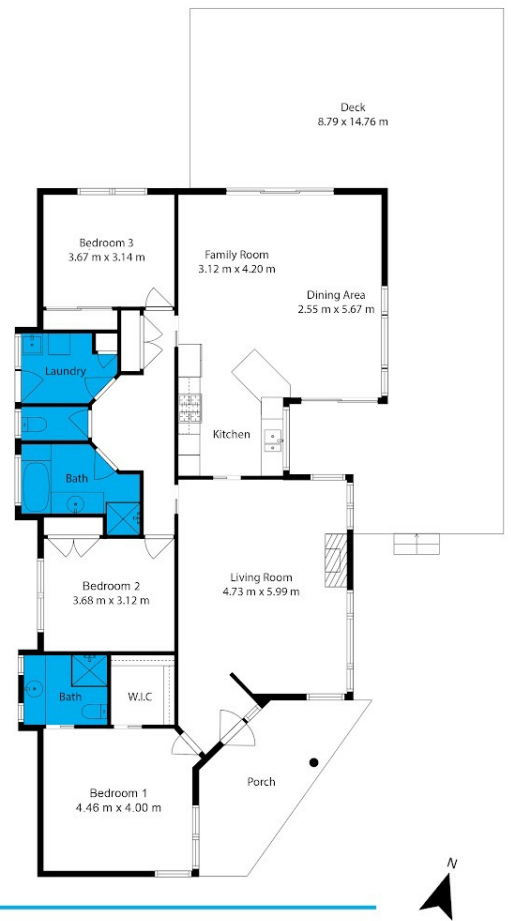
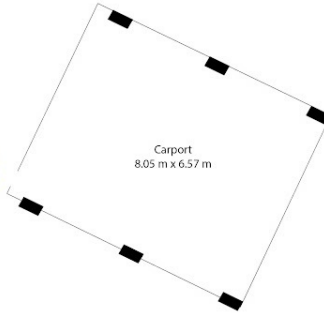
3 BED | 2 BATH | 6 CAR

PRICE:  
\$1,790,000

OPEN FOR INSPECTION:  
N/A



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35 Gibson Road, Warragul

Approx. 32.05sqqs

While every effort has been made to ensure the accuracy of the floor plan provided, all measurements are approximate and intended for illustration purposes only. We accept no responsibility for any errors, omissions, or inaccuracies. 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.