

3 BEARD STREET, OUTTRIM, VIC, 3951



FOR SALE

PEACEFUL RURAL LIVING ON 4.1 ACRES

Set on 4.1 acres of established grounds, 3 Beard Street, Outtrim offers the perfect balance for those seeking a rural tree-change without sacrificing accessibility to services and community.

This well-appointed 144m² home features three bedrooms and two bathrooms, with open-plan living that takes full advantage of the natural light and rural outlook. The kitchen includes modern appliances, good storage, and flows seamlessly into the dining and living areas.

Warm timber flooring throughout the main living spaces creates a welcoming atmosphere. The master bedroom offers built-in wardrobes and comfortable proportions, while two additional bedrooms provide flexibility for family, guests, or a home office. Both bathrooms are well-appointed with contemporary fittings. Water security is provided by an under-house water tank with 54,000 litre capacity.

Indoor-Outdoor Living

A standout feature is the expansive wrap-around covered deck – thoughtfully designed with windbreaks and sheltered areas that make it usable year-round. Whether you're enjoying your morning coffee or hosting weekend gatherings, this outdoor space extends your living area significantly. The elevated position captures forever views out beyond the property grounds, taking in the surrounding rural landscape and changing skies. Large windows throughout the home frame these same views, creating a seamless connection between indoor comfort and outdoor beauty.

The Property Advantage

The 4.1-acre parcel provides genuine space and privacy while remaining manageable. Park-like surrounds create a peaceful, established feel, while the dam adds both visual appeal and practical benefit, teeming with birdlife and natural activity. Quality shedding provides essential storage and workshop space – a must-have for rural properties of this scale.

Location & Connectivity

Outtrim offers genuine rural character while keeping you connected:

- 10 minutes to Korumburra (full supermarket, medical, and retail services)
- 20 minutes to Leongatha (regional centre with comprehensive facilities)
- 20 minutes to Inverloch (coastal lifestyle and beaches)

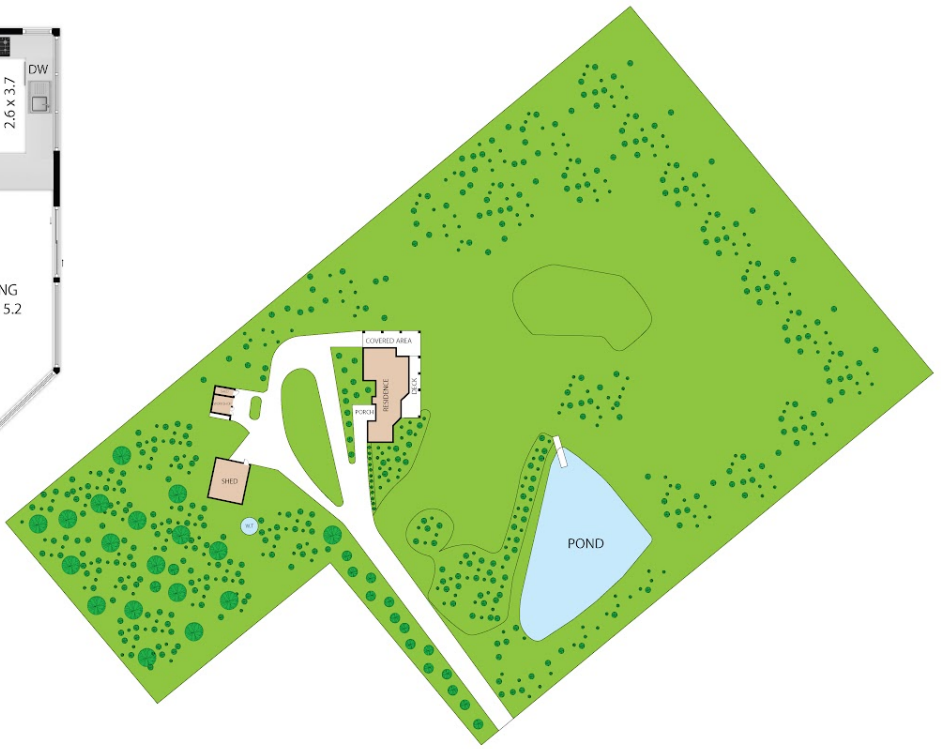
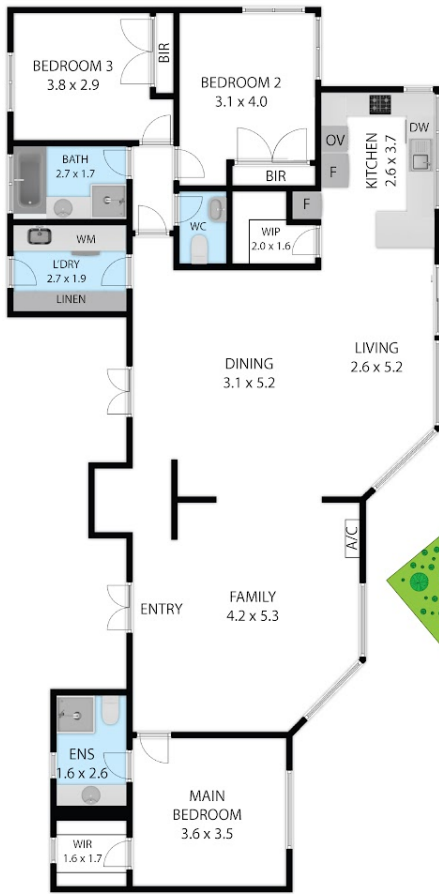
3 BED | 2 BATH | 4 CAR

PRICE:
\$1,050,000

OPEN FOR INSPECTION:
N/A



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TOTAL APPROX. FLOOR AREA 144 SQ.M

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.

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