



FOR SALE

SOMETIMES YOU JUST FIND A REAL GEM!

Sometimes you just find a real gem and 16 Bluff Rd is one of those gems!

You leave the road on a long driveway that leads towards the Bluff. It has the appearance of a wilderness block at first, until it opens out to reveal grazing land where the vineyard used to be.

A granny flat with a great viewing deck, that used to be the cellar door sales area, is the first thing that comes into view. It is an open plan building with facilities. But the deck is the spot to be! There is an older style shed close by. From here you can see the main house sited further up the slope, in a secluded spot.

You arrive at a main house that is dominated by the views –

- * The Bluff to the north, and
- * The Mary Valley through to Mapleton National Park to the east.

You feel like you are on top of the world. Listen to the Bellbirds!

This is a white painted attic styled home with dormer windows and full length front and rear verandas. You enter the front door from the southern veranda and are immediately drawn to the views on the northern side. Spend a while and enjoy the views before you explore the home.

There is a generous sized living area with a slow combustion heater and a new floating timber floor. The eat-in kitchen, with a tiled floor, has a gas cooktop, dishwasher, plenty of cupboard storage including a walk in pantry and a table set into a bay window. The laundry, with heaps of storage, is like an extension of the kitchen.

The master bedroom is on the north/east corner with access to the veranda and a great en-suite and walk-in-robe. Internal stairs lead to an open area on the top level suited to an office, sitting room or kids play area. There are two more attic style bedrooms, both with built in robes and dormer windows, and a main bathroom.

This 30 acre block has it all. It is suited to agriculture and grazing, it has two dams, it has plenty of natural bush, it has total privacy and views to die for! Call the team at Ron Jeffery Realty to arrange your inspection.

3 BED | 2 BATH | 0 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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