

55 PHELANS ROAD, NERRENA, VIC, 3953



FOR SALE

PANORAMIC VIEWS, PEACEFUL ACREAGE AND ENDLESS POSSIBILITIES

Set on approximately 4.79 acres, this beautiful Phelan's Road property is all about the views.

From the moment you arrive, the surrounding South Gippsland countryside takes centre stage, with rolling green hills and panoramic outlooks stretching into the distance. Better still, those views aren't just something you enjoy outside — they're beautifully framed from within the home, creating a wonderful backdrop to everyday life.

The three-bedroom home has been thoughtfully refreshed, with the exterior newly clad and painted, while the interior has been painted throughout. All three bedrooms feature new carpet, and build in robes.

At the heart of the home, the kitchen provides plenty of storage, a dishwasher, double sink and a 900mm electric stove, opening seamlessly to the dining area. The light-filled spacious lounge room is a wonderful place to sit back and relax, with a woodfire creating a cosy atmosphere and those beautiful views right outside. It's the kind of space where you can settle in, get comfortable and simply enjoy the outlook.

The bathroom features a shower, separate bath, toilet and single vanity, while the laundry has been freshly painted and fitted with new flooring. The property boasts solar panels, two gravity-fed water tanks, bottled gas, septic system and a protective windbreak of established cypress trees. Outside, there is plenty of room to enjoy the acreage and make the property your own.

A carport, hay shed and disused dairy provide valuable infrastructure, with separate power from the main house.

The former boarding kennel infrastructure presents an exciting opportunity for those with a vision to breathe new life into the existing facilities, subject to STCA.

Whether you're looking for a peaceful country lifestyle, space for the family, room for animals or simply somewhere to wake up to spectacular views every day, this property offers a wonderful combination of lifestyle, space and potential. All of this, while being approximately 30 minutes from the popular coastal town of Inverloch.

3 BED | 1 BATH | 1 CAR

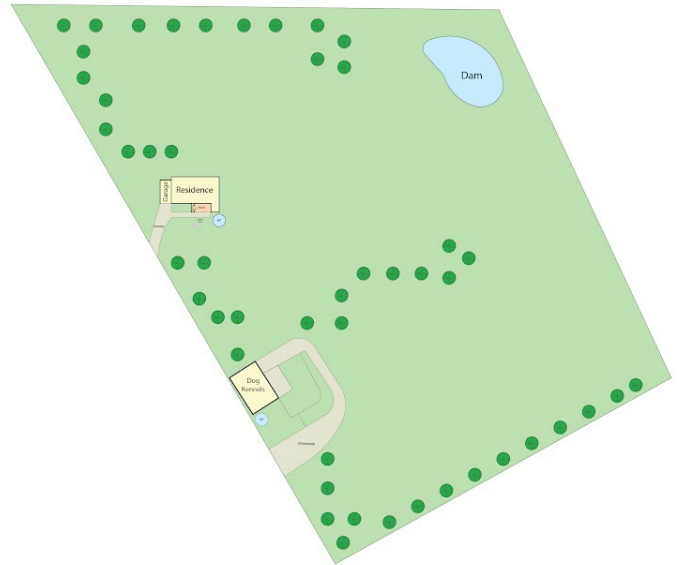
PRICE:
\$879,000

OPEN FOR INSPECTION:
N/A



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55 Phelans Rd, Nerrena, VIC, 3956

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.