55 PHELANS ROAD, NERRENA, VIC, 3953









FOR SALE

PANORAMIC VIEWS, PEACEFUL ACREAGE AND ENDLESS POSSIBILITIES

Some homes are about the house. Others are about what you get to wake up to every day.

At 55 Phelans Road, it's the rolling South Gippsland countryside, a few acres around you and the kind of space that gives you options — whether that means a couple of animals, a productive garden, a workshop or simply a quieter way of life.

Set on approximately 4.84 acres in Nerrena, this three-bedroom home has already had plenty of the hard work taken care of, while still leaving room for the next owner to make the property their own.

The exterior has been newly clad and painted, while inside, fresh paint and new flooring give the home a clean and comfortable feel. All three bedrooms have new carpet, with built-in robes providing practical storage.

The kitchen is well equipped for everyday living with a 900mm electric stove, dishwasher, double sink and plenty of storage, opening directly to the dining area.

But the lounge is where the outlook really becomes part of the home. Large windows frame the panoramic views across the surrounding South Gippsland countryside, while the wood fire makes it an easy place to settle in on a cold South Gippsland evening.

The bathroom has also been updated with a new shower alongside a separate bath, toilet and vanity, while the laundry has been refreshed with new flooring and paint.

Outside, the acreage gives you something increasingly hard to find — enough land to actually enjoy without taking on a full-scale farm.

There's room for a few animals, established gardens or simply more space between you and the neighbours. A carport provides everyday vehicle accommodation, while the hay shed offers useful storage. The former dairy has its own power, adding another practical space for a workshop, storage or whatever the next owner needs it to be.

3 BED | 1 BATH | 1 CAR

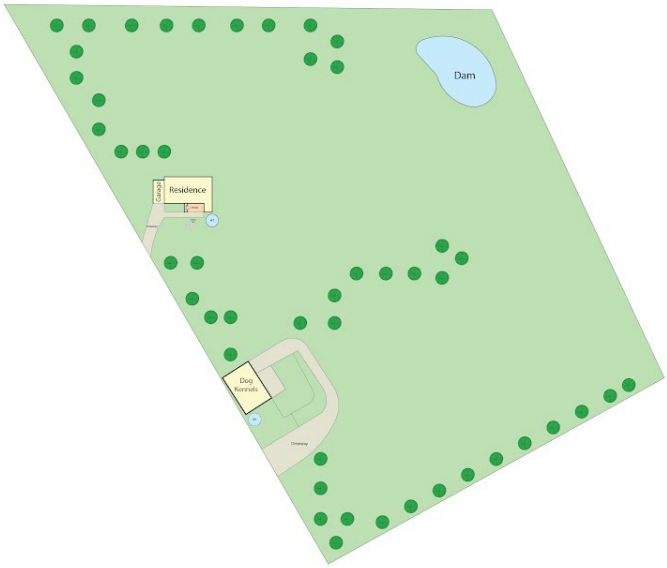
PRICE:
$879,000

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.

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