

Sold



160 Morwell River East Branch Road, Grand Ridge



## The Time is Now!

This unique property is environmentally friendly and self-sufficient being off the grid – say goodbye to electricity and water bills! With river frontage, spectacular views, 33 acres with an additional 11 acres of river lease this property may be your next place to call home.

This double storey home showcases breathtaking views, a large veranda and is surrounded by established gardens. Downstairs consists of an open plan dining and lounge area with a wood fire heater and an updated kitchen. Part of the house downstairs has been separated into a self-contained area with a bedroom, ensuite and second kitchen with a 900mm gas oven. This area could be perfect for extended family, visitors or even set up as a B&B. Upstairs you will find 3 bedrooms, sitting room and bathroom.

This home is completely off the grid with gas bottles, solar, 12 gel batteries, backup diesel generator and 67,000L of drinking water.

External features include established country gardens, outside toilet, ample shedding including 2 large machinery sheds, 1 being 18m x 9m with sliding doors on each end and the other 12m x 7.5m with 2 roller doors and 1 open bay plus a variety of utility sheds.

The land has been divided into grazing paddocks with spring fed water troughs and the Morwell River that runs through the property. Currently being utilised by an award-winning Australian Lowline cattle stud breeder. The land

4 bedrooms 2 bathrooms 10 parking spaces 13.50 ha

**Price** SOLD for \$995,000  
**Property Type** Residential  
**Property ID** 1320  
**Land Area** 13.50 ha

### Agent Details

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Strzelecki Realty

is a mixture of flat to steep gradients, has an abundance of water and 5 animal shelters makes the property suitable for different uses.

Relax with the feeling of seclusion & privacy whilst only being approximately 15 minutes from the township of Boolarra and 30 minutes from Mirboo North or Churchill townships. This is a nature lovers paradise!

You really need to come and see this property in person to appreciate and see for yourself the abundance of nature and serenity at it's best. Call Strzelecki Realty today on (03) 5633 2858.

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