

Sold



30 Knotts Siding Rd, Rawson



## Idyllic Country Retreat In Gippsland Mountain Rivers Region

On a total of 1 and 3/4 acres this neat and tidy 2 bedroom home is set in a beautiful garden and has a large well fenced, sheltered paddock. The house has all creature comforts and includes an open plan kitchen/ lounge/dining area, small combined laundry and bathroom, separate toilet, solid fuel heater, split system air conditioner, dish washer, town water and a raised, partially covered deck which overlooks the back garden with its large lawn, fruit trees and other mature trees, down to the paddock and farm land beyond. There is also an enclosed on 3 sides entertainment area with a cosy little fire place and its own attached kitchen set in a charming walled garden. Also outside is a large 3 bay colour bond shed, with concrete floor and power, set in yet another magical garden area. There are 3 x 10,000L water storage tanks, a wood shed, 2 garden sheds and an outdoor toilet. The paddock, which is ideal for horses, has a small shelter shed and a permanently supplied trough.

This property is ideal for someone with horses who loves to trail ride as there is great access from the front gate to the state forest with its numerous trails, and also via a horse friendly path to the Walhalla Goldfields Rail Trail at Erica, or to ride to Walhalla via Coopers Creek.... There is also an equestrian facility across the road where you can hire use of the arena or be taken out to discover the trails.

For those who are not horse minded it's a lovely property with a comfortable, low maintenance house and garden in a spectacular rural and forest location close to the snowfields. The West Gippsland mobile library

 2  1  3  7,065m<sup>2</sup>

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| <b>Price</b>         | SOLD                 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 1416                 |
| <b>Land Area</b>     | 7,065 m <sup>2</sup> |

### Agent Details

#### Office Details

Strzelecki Realty  
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Strzelecki Realty

parks outside the general store once a week and there are 2 excellent pubs for meals. The closest large shopping centre is Moe which is 30 minutes by car.

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