



1050 Whitelaws Trk, Budgeree



## Bountiful Budgeree Property

Nestled in the tranquil hills of the Jeeralangs, is this beautiful life style property of 123 acres with an exquisite 3 bedroom solid brick residence recently refurbished with 360 degree views to leave you in awe.

Also included are:

- 123 acres of which 90 acres presently used for grazing 40 head of beef cattle;
- Two pristine rain forest gullies as natural habitats for marsupials, birds, lyre birds, and towering tree ferns.
- Additionally koalas and king parrots frequent the surrounds to be hand fed.
- 100m of access to Bellbrook Creek running through the south end of the property;
- 15 kms of graded tracks allowing safe access to all parts of the property;
- Seven dams of which two are spring fed;
- New boundary fence; new modern post and rail fencing around the residence and alongside driveway,
- Seven paddocks in total;
- Large steal shed to facilitate the well-constructed cattle yard and modern vet cattle crush;
- Well maintained gardens and lawns, a small orchard with a variety of fruit and olive trees; and a good number of raised vegetable garden beds for those seeking a highly sustainable life style of self-sufficiency

🛏 4 🗺 1 📄 123.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2065
<b>Land Area</b>	123.00 ac

### Agent Details

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### Office Details

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The residence boasts;

- Large open floor plan living area with vaulted ceiling and fans, bi-fold doors to access the huge verandas,
- Large kitchen with massive benchtops, cupboard space, pantry and Bellings oven with induction cook top, and a bi-fold servery window to the veranda,
- 3 large bedrooms with split system heating and cooling;
- A large 26 square Heat Charm wood heater and a 9kw split system for heating and cooling the living rooms,
- Modern bathroom and refurbished laundry with additional toilet;
- huge 3-metre-wide covered verandas on north and east sides with magnificent views;
- 75,000 litre capacity water in 3 tanks with roof harvested rain water;
- 6.6kw solar panel system virtually brand new
- Brand new galvanised Colourbond roof
- Granny flat providing that extra bedroom if needed, or a future B&B, art studio or home business office or teenage retreat S.T.C.A.

The local area;

- Only a stone's throw from hundreds of kms of trail bike and walking tracks established by forestry over the past 100 years;
- Carefree and pleasant 10 min drive to Yinnar; 15 min drive to Churchill; 25 min drive to Morwell, and quick access to a number of school bus stops;
- 5 min drive to Yinnar South primary school;
- Full mobile coverage across the property (main providers);

This property has to be seen to be appreciated.

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