

Sold



160 Morwell River East Branch Road, Grand Ridge



Escape To The Country!

Thinking of a lifestyle change? Sick of the hustle and bustle of modern day living? If you have ever wanted to live self sufficiently and off the grid then take note of what this property has to offer. 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. For extra storage there is also a 6X4m loft with a pull down ladder for access.

This home is completely off the grid with gas bottles, solar, 12 gel batteries replaced in 2017, 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 18x9m with sliding doors on each end and the other 12x7.5m with 2 roller doors and 1 open bay plus a variety of utility sheds.

Currently the property is grazing sheep but would be perfect for cattle or horses with rural fencing. The land has been divided into grazing paddocks with spring fed water troughs and the river runs through the property.

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Price	SOLD
Property Type	Residential
Property ID	910
Land Area	44.00 ac
Floor Area	327 m2

Agent Details

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Strzelecki Realty

Approximately 15 minutes from the township of Boolarra and 30 minutes from Mirboo North or Churchill. Find your new fishing/swimming spot on the River or go for a stroll/ride along the trail that can lead to Welshpool or simply take some time to relax and enjoy this private and scenic property.

If you are looking to make the move and join our community in the joys of country life then this property is an opportunity not to be missed. Private inspections are welcome. Strzelecki Realty (03) 5633 2858.

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