

Sold



1205 Budgerree Rd, Budgerree



## Where Stunning Views And Tranquility Are Standard

Change the rhythm of your life and picture yourself sitting on the rear deck looking out over your own 146 (approx.) acres of both cleared land and natural blackwood forest. The large four bedroom home has been modernised to suit the growing family. Master bedroom has built in wardrobes, walk through ensuite and your own access out to the rear deck. The three other bedrooms all have built in robes. The kitchen is located in the open plan living and dining area and has blackwood bench tops, walk in pantry and induction cook top. The home has many additional key features including a second living area, hardwood floors, ceiling fans, solid fuel heating, solar hot water with electric back up and thermo siphon with copper coil running through the wood heater to the ceiling to heat the water during winter, 2KW solar panels with a new inverter. Moving to the homes exterior you will find a wrap around verandah, undercover decked entertainment area fitted with a new solid fuel heater and your very own outside bath plumbed with hot and cold water. Under deck storage of 6x7m. A 60,000 litre water tank services the home and there is a fire system on the roof with a hose located at each end of the house. 6x6m carport, and two additional sheds of 5x7m and 6x6m.

The land is broken up into 9 paddocks in total with approximately 40% farming land. Sheep fencing with hot wire on perimeter, stock water to all paddocks, 150,000 litres of holding water through various tanks, good rainfall records, access to the creek and numerous tracks, currently carrying 24 head of cattle and 20 sheep (not sold with property). A large machinery shed of 9x18x4.2m with concrete floor, power and mezzanine floor,

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	915
<b>Land Area</b>	146.00 ac

### Agent Details

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### Office Details

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14x7x3.6m hay shed, 7x6m cover over yards and 4x6.5m that has water collection.

This property rests quietly in a beautiful location giving any buyer the opportunity to work the land, play the land and observe the wildlife on your door step. 15 Minutes to the west you will find the township of Boolarra and Churchill 20 minutes to the north that has all your shopping needs.

Currently tenanted at \$400 per week for the house, smaller shed, carport and large industrial size shed. On lease until 12th September 2020.

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