

## 27 Richardsons Race Road, YACKANDANDAH, VIC 3749

### Country Calm on 10 Acres -Your Yackandandah Escape Awaits

Set against the picturesque backdrop of ever-popular Yackandandah, this beautifully established lifestyle property delivers the perfect balance of modern comfort and country charm across an expansive 10-acre allotment.

Crafted by renowned B&H Homes, the residence sits proudly on its own one-acre house block, offering a sense of space, privacy and effortless living. Beyond, a large paddock and tranquil creek setting create the ultimate rural escape-ideal for those seeking a slower pace without sacrificing convenience.

Step inside to discover a warm and inviting home, where timber floors flow throughout and natural light fills the thoughtfully designed layout. The heart of the home is the open plan kitchen, meals and living zone, complemented by a second lounge for added flexibility-perfect for families or quiet retreats.

The well-appointed kitchen features an induction cooktop and generous workspace, while year-round comfort is assured with evaporative cooling, three reverse cycle split systems and a cosy Nectar slow combustion fireplace-perfect for those crisp country evenings.

**TYPE:** For Sale

**INTERNET ID:** 21P10348

#### SALE DETAILS

**\$1,225,000**

#### CONTACT DETAILS

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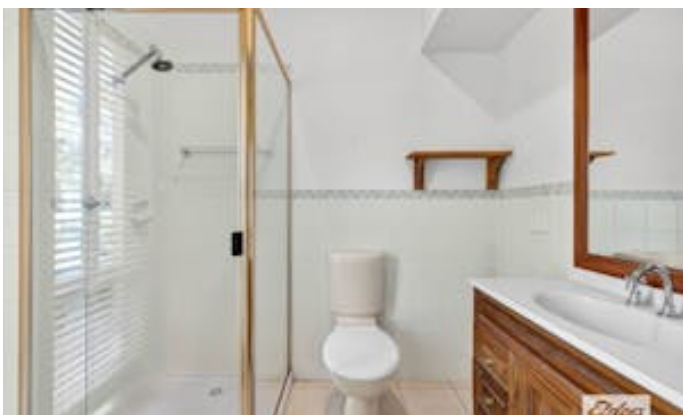
Accommodation comprises three bedrooms, including a peaceful master suite with ensuite, while the remaining two bedrooms offer built-in robes and are serviced by a full family bathroom with separate toilet.

Outdoors, the property truly shines with lifestyle infrastructure already in place. A substantial 17m x 6m shed provides excellent storage or workshop space, while the chook pen, established gum trees and wide-open paddock enhance the property's rural appeal.

Sustainability and practicality are front of mind, with an 8.2kW solar system, 6kVA generator connected to the home, two 50,000-litre water tanks, septic system and fixed wireless internet ensuring modern convenience in a peaceful setting.

This is a rare opportunity to secure a lifestyle property that offers space, comfort and self-sufficiency in one of the region's most sought-after locations.

- Land Area 10 acres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3









Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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