



71 Baades Road, LAKES ENTRANCE, VIC 3909

A Best Kept Secret!

An inspired open design flowing with an abundance of natural light, high-end finishes and your own stunning location, the wow factor this property offers you upon arrival is certainly one that will be embedded with you from this day on wards.

This timeless home features four bedrooms including master with ensuite, with an additional main bathroom, spacious rumpus on lower level with powder room and triple car garage with extended triple carport.

The outstanding innovative Rogerseller kitchen will certainly impress those that can appreciate a well designed kitchen and most importantly, loves to cook and entertain guests with simplicity.

This is a fantastic home for entertaining all year round, the deck is north facing and allows you to keep a watchful eye across your stock, watch the baby cygnets upon the dam or just dream away with the sun blazing in on you. A great feature of this property and the outlook is the amount of native wild life you will see, use your imagination, its all here! When it starts to rain don't worry the automatic shutters will close on the pergola and keep you dry whilst you finish off cooking the BBQ.

OR

TYPE: For Sale

INTERNET ID: 23280804

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Elders Real Estate
1/521 Esplanade
Lakes Entrance, VIC
03 5155 3133

Rachael Newman
0419 155 767

Simply move downstairs where you will discover an incredibly comfortable 2nd living space, maybe you would make it your rumpus or a high end 'man cave'.

THE FARM

74 acres of farming land inclusive of a 5 acre lucerne paddock with irrigator, 4 sheds, 5 dams (live established Bass in the main dam), excellent fencing (and electric) throughout the property. You have a water bore also so you have plenty of stored water to fall back on if needed.

An added bonus - this property allows you to promote yourself an income with the local school buses leasing one shed, the cattle you run and the lucerne you grow and sell.

THE SHEDDING - We all know this is just as important as the main home, so here we go:

6 Bay Machinery shed

2nd Machinery shed

Workshop with amenities including the carport to house 2 school buses

Shed storage for hay plus extra smaller shedding for the extra bits and bobs!

ADDITIONAL FEATURES - They really are never ending!

The home is constructed from concrete BONUS totally bush fire proof

Totally low maintenance grounds surrounding the home

Fully sealed driveway

3 car garage accessing the home plus 7 carport spaces at the home

Heaps of storage throughout the home (wait till you see the Main walk in robe)

Hydronic slab heating throughout the main living areas

Fireplace and reverse cycle split systems for extra heating and ceiling fans throughout

Ample outdoor entertaining, spacious verandas run along both sides of the home

Solar hot water gas boosted PLUS solar electricity, this is living at its best!

Stunning views over your own piece of paradise

130,000 litres of tank water connected to service the home, trust us you will not use it all!

The best part is you are barely 10 minutes from Lakes Entrance, the 90 mile beach and all things necessary to live comfortably by the coast.

Call us today 03 5155 3133 and make your inspection time to walk through this amazing home

VIRTUAL INSPECTIONS ARE AVAILABLE UPON REQUEST

Due Diligence Checklist - <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 29.9467 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 20
- 7 car garage
- 6 car carport
- Air Conditioning

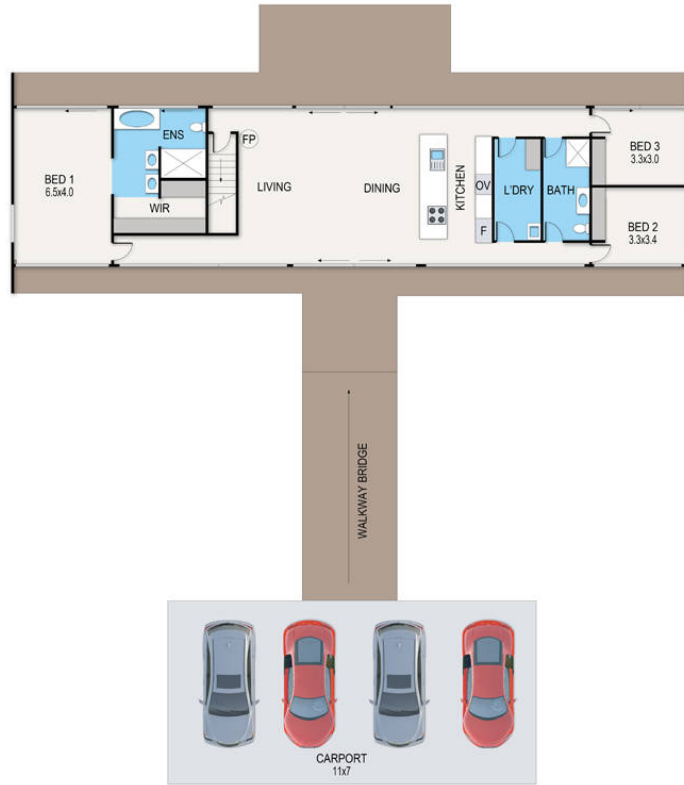








71 Baades Road, Lakes Entrance



Ground Floor



Lower Ground Floor

archistyle

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.