



30 Ridgeway Lane, NEWLANDS ARM, VIC 3875

Lakeside Rural Lifestyle Property - Ideal for Horse Lovers, Hobby Farmers or Tradies.

4.00 hectares, 9.88 acres

Escape to the tranquility of rural living without sacrificing comfort or convenience in this beautifully presented four-bedroom double brick homestead located in the sought after Newlands Arm region of East Gippsland.

Set on a private, tree lined 10 Acre parcel with water views of Lake Victoria, this immaculately maintained property is ideal for families, equestrian enthusiasts, or those looking to generate income through agistment, camping, short stays or even a workshop in the large shed.

Home Features:-

- * 4 Queen sized bedrooms, all with built in robes
- * Master suite features large ensuite, walk in robe and split system air-con
- * Additional study/home office or 5th bedroom

TYPE: For Sale

INTERNET ID: 300P184738

SALE DETAILS

New to the Market

CONTACT DETAILS

Carolyn Drane
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- * Spacious family room with wood heater and internal/external firebox
- * Fully renovated main bathroom designed for wheelchair accessibility
- * Modern country style kitchen with gas cooking and new appliances
- * Ducted vacuum system, solar hot water, and 6.5kw solar system
- * 6 Camera security system for peace of mind

Outdoor & Equestrian Facilities:-

- * 10 useable flat acres divided into 5 individual paddocks with shelters, electric fencing and reticulated water. Bonus of town water and clean bore water.
- * Massive 20m x 9m steel farm shed with 4.2m high doors, plus a 20m x 4m lean to at the rear for extra under cover area.
- * Concrete wash bay - ideal for boats, floats or horse washing
- * 70m x 30m grass riding arena
- * 20m post and rail round yard
- * 4 post and rail day yards, plus stock yard and ramp.
- * Tack & Feed room
- * Undercover stable, vet treatment area and tack up space
- * External kitchen, shower, toilet and hot water service
- * Large parking area for floats, trucks, boats, caravans and machinery

Location & Lifestyle:-

- * Just 5 minutes to the local boat ramps
- * 15 minutes to Paynesville or Bairnsdale
- * Quiet no-through road with only 3 neighbours
- * Tree lined boundary on two sides for added privacy
- * Horse riding and walking tracks nearby
- * Established fruit trees and open spaces
- * Excellent potential for income from short stays, agistment, or clinics.

Your sea-side country escape awaits!

Enquire now to arrange a private inspection and experience the lifestyle that awaits you in beautiful Newlands Arm.

- Land Area 4 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3







