



## 65 Turners Road, CLIFTON CREEK, VIC 3875

"Clifton Views" A home built by Heart, Framed by Nature.

**12.14 hectares, 30.00 acres**

There are houses...and then there are homes built with love, vision and a lifetime of care. Clifton Views is the latter - crafted by it's owners own hands, shaped by decades of dedication, and enriched by the rhythm of rural life.

Just 20 minutes from the warm, welcoming community of Bairnsdale, and only two minutes from the local primary school - with secondary school bus available - this 30 acre lifestyle property offers both seclusion and connection.

From the moment you arrive, the landscape takes over. Sunrises spill across the hills, sunsets fall behind the mountains, and every deck, every window, every room is positioned to embrace the expansive beauty that surrounds the home.

Built in 2003, the house is a testament to craftsmanship and intention.

Constructed with a weathertex exterior, colourbond roofing, teated pine framing, hardwood floors and cathedral ceilings, the home blends durability with warmth. Large

**TYPE:** For Sale

**INTERNET ID:** 300P189308

**SALE DETAILS**

**For Sale by Negotiation**

**CONTACT DETAILS**

**Carolyn Drane**  
0418 283 762

aluminium sliding windows draw the outdoor views inside, creating a sense of living among the landscape. Inside, comfort meets country charm with quality carpets and window furnishings, wood-fuel heating, a combustion stove with hot water jacket, electric cooktop and hot water service, dishwasher, two split system air-conditioners, and ceiling fans in each room.

The floorplan offers three bedrooms, two bathrooms, two living areas and extensive surrounding decking.

Outside the land tells its own story. The owners lovingly established a thriving orchard with mandarin, cherry, lemon, peach, apricot and oranges to name a few, the source of countless jars of home-made preserves - flavours of the seasons captured and shared with family and friends. The mixed grazing land and bush offer endless opportunity for trail bike riding, horses or cattle and the neighbouring state forest offers endless four wheel driving, motor bike riding, camping, hunting and even gold prospecting.

Practicality hasn't been forgotten. The property has

- \* Three grassed paddocks and a large dam
- \* Bushland paddock with extra gated access and room for parking of trailers, trucks or tradie vehicles, or room for extra shedding, fire wood collection and motor-cross track if you want.
- \* 90,000 litre's of water storage
- \* Steel and timber cattle yards
- \* Additional farm shedding ideal for conversion to stables or more storage.
- \* Shedding to house can accommodate up to 10 cars, there is an additional rumpus/potential guest retreat room, cold room and sink and outside (enclosed) shower and toilet room off the shed.

Fully perimeter fenced and thoughtfully improved, "Clifton Views" is more than a rural property. It is a legacy. A place where the land rewards those who respect it, where every sunrise feels like a gift, and where every sunset reminds you of why you came.

Clifton views awaits its next chapter..Will it be yours?

The sellers are down-sizing and are considering offers in the \$950,000 - \$985,000 range.

- Land Area 12.140569 hectares
- Bedrooms: 3
- Bathrooms: 2

**HOMESTEAD**

|                  |          |
|------------------|----------|
| <b>Bedrooms</b>  | <b>3</b> |
| <b>Bathrooms</b> | <b>2</b> |









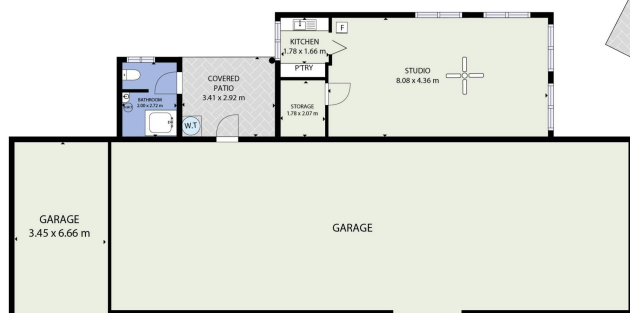




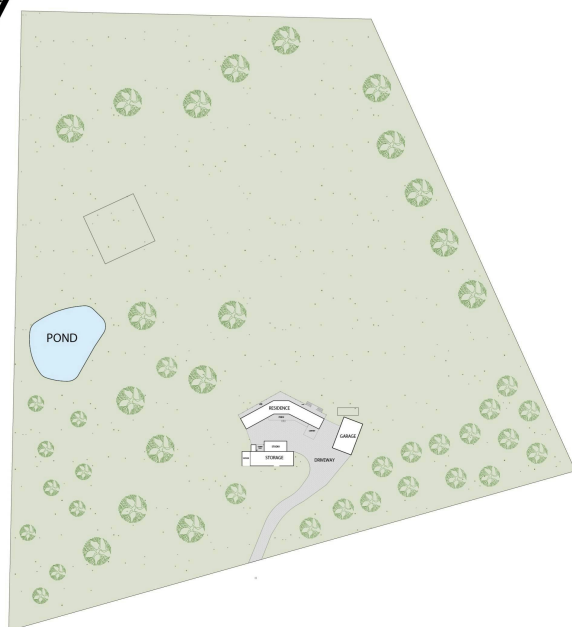




FLOOR PLAN



(NOT IN POSITION)



65 Turners Road, Clifton Creek, Victoria, 3875

TOTAL APPROX. FLOOR AREA 385 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.