



46 Bruthen-Nowa Nowa Road, BRUTHEN, VIC 3885

The perfect entry-level small acreage in a beautiful rural setting.

Discover the charm of small-acreage living on this 7,758m² block lifestyle property, perfectly positioned just minutes from Bruthen township.

Surrounded by farmland and filled with natural light, this well designed home offers three spacious bedrooms, a loft study with juliet balcony, and a bright open-plan living area with soaring vaulted ceilings, main bathroom plus a separate powder room 2nd toilet. Step straight out onto the deck and enjoy the privacy of you own fully fenced yard.

Outside the land is well-set-up and easy to manage. A fenced paddock provides space for a pony, alpacas, or hobby farming, while the main yard-separately fenced-offers safety for pets and children. There are numerous fruit trees for those who love to garden or enjoy home-grown produce.

A steel shed adds excellent storage or workshop space with plenty of room for vehicles.

Perfectly positioned in a friendly rural community, you're only 20 minutes from Bairnsdale and under 2 hours to the snowy mountains - ideal for weekend skiing or

TYPE: For Sale

INTERNET ID: 300P189354

SALE DETAILS

\$700,000

CONTACT DETAILS

Colin Lane
0427 428 708

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

alpine adventures. 30 minutes to beautiful Lakes Entrance for summer weekends at the beach.

A sweet manageable private acreage that offers space, lifestyle and the best of rural living. Don't miss this opportunity to enter the small acreage market.

Contact the Elders Rural Bairnsdale Team for more information.

****Please note the property is currently short term tenanted and we need to allow notice for access****

Other features: Close to Schools

- Land Area 7,758.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage



