



200 Lower Flaggy Creek Road, FLAGGY CREEK, VIC 3875

Rural Lifestyle Holding – 25 Acres Fully Set Up & Ready for work or leisure

8.87 hectares, 21.92 acres

Positioned in tightly held Flaggy Creek, just minutes from Bairnsdale, this 22 acre property plus 3 acre Crown lease (approx. 25 acres usable) presents a genuine opportunity to secure a fully established acreage with lifestyle appeal.

The land is gently undulating, elevated and selectively treed, with productive open paddocks and sweeping views of the surrounding districts.

The vendors have successfully maintained a small herd of cattle providing supplementary income, and the layout would equally suit equine pursuits in this well-regarded horse district.

The early 2000's built residence is solid, spacious and beautifully maintained. Fresh quality carpet enhances the formal living room with wood heater and ceiling fans. Picture windows throughout frame the rural outlook.

TYPE: For Sale

INTERNET ID: 300P193492

SALE DETAILS

\$865,000

CONTACT DETAILS

Carolyn Drane
0488 032 956

The kitchen remains modern and functional, offering generous bench space, electric cooking and a large walk-in butler's style pantry. The adjoining family/dining area includes a split system and flows to a substantial rear entertaining deck with all-weather blinds.

Accommodation comprises three generous bedrooms plus a large study that can easily function as a fourth bedroom. The king sized master includes walk-in robe, ensuite and ceiling fan.

Surrounding the home is an established "storybook" garden providing privacy, shelter and a beautiful contrast to the working paddocks beyond.

This is a rare opportunity to secure a manageable rural holding that has:

- * Separate paddocks ideal for rotational grazing
- * Reticulated water system servicing troughs
- * Dam in the front paddock
- * 4 x 27,000L interconnected water tanks
- * 3 phase power to the property + 3 phase outlet in shed
- * 6.6kW solar system reducing operating costs
- * Cattle yards
- * Extensive shedding including workshop, car accommodation, hay & machinery storage
- * All within easy access of Bairnsdale.

Very well priced to attract early interest. Extensive shed inventory available for purchase separately or at clearing sale.

A genuine opportunity for those seeking sustainability and lifestyle in one complete package.

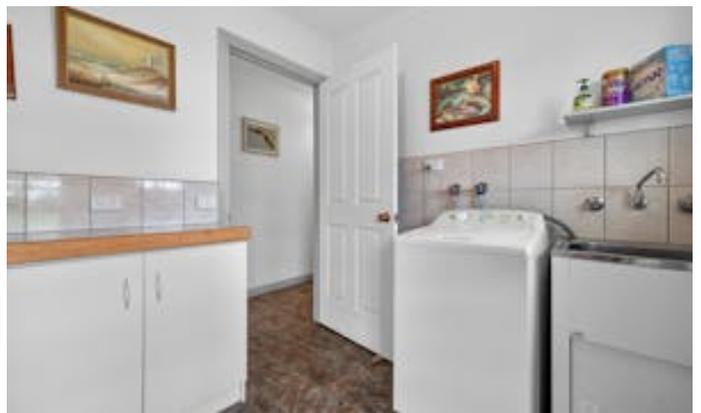
- Land Area 8.87 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

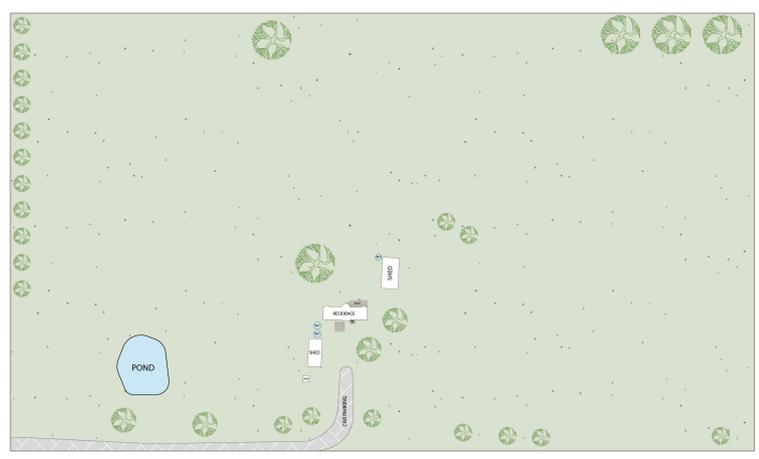
Bedrooms	4
Bathrooms	2











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 TOTAL APPROX. FLOOR AREA 176 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.