



1300 Mardan Road, MARDAN, VIC 3953

Delightful Country Home on Acreage

15.38 hectares, 38.00 acres

This ideal 38-acre property is located midway between the towns of Leongatha & Mirboo North offering a great opportunity to those seeking a lifestyle change. The renovated country home is found in a lovely setting surrounded by established trees and garden. There is no shortage of shedding on this property providing various options for the keen hobby farmer such as cattle, horses, sheep, pigs, horticulture and more.

Features of this property include:

- 4-bedroom, 2-bathroom homestead
- The master bedroom is light filled and includes access to the verandah
- Modern country kitchen with gas cook top, electric oven, great bench space and storage
- Open plan living area with wood heater and split system reverse cycle

TYPE: Sold

INTERNET ID: 300P35216

SALE DETAILS

\$1.25 Million

CONTACT DETAILS

Elders
Leongatha/Korumburra
37 Bair St
Leongatha, VIC
03 5662 3523

Katrina Griggs
0428 571 083

- Spacious renovated bathroom with walk-in shower, toilet and vanity
- Additional outdoor bathroom facilities allow you to wash up before entering the home
- Excellent patio area, great for entertaining
- Separate bungalow, ideal for a guest room/teenage retreat or office
- 2 x 22,500 litre tanks supply water to the home
- 5kw solar system feeds back into the grid
- Ample shedding includes single car garage, machinery shedding, storage shed with cool room, disused dairy, numerous shedding for animals plus more
- Excellent dog breeding shelters and runs
- Veggie gardens and established fruit trees
- The property is fenced to 7 paddocks with stock yards, cattle crush and loading race
- Water supply for stock is via a main dam

So much to see in a parcel of land of this size. The property is located 15 minutes' drive from the towns of Mirboo North and Leongatha, 30 minutes to the beaches of Inverloch and 2hrs to Melbourne. For more information and to arrange a private inspection contact Katrina Griggs on 0428 571 083 or Don Olden on 0417 805 312.

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

- Land Area 15.378054 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2







