



## 21 Grays Road, BRIAGOLONG, VIC 3860

### THE BEST OF COUNTRY LIVING

Positioned between the townships of Briagolong and Valencia Creek, this warm and welcoming three-bedroom residence plus bungalow offers a combination of space and country charm. Nestled at the foothills of the Great Dividing Range, on a sealed road and surrounded by towering red gum shade trees, the home is perfectly placed to capture sunlight throughout the day with its ideal north-facing orientation.

A highlight of the property is the expansive sun-drenched timber deck, it's the perfect place to take in the uninterrupted rural views, entertain friends, or simply enjoy the peace and quiet of this truly special setting. Inside, the home boasts a gigantic living room filled with natural light and sweeping outlooks across the surrounding countryside.

This is a property made for those who value space, self-sufficiency and lifestyle. The land is divided into nine well-maintained paddocks, each with its own stock trough, and supported by three dams and five large water tanks with a total capacity of 115,000 litres. With powered sheds and stables already in place, the property offers plenty of possibilities for farming, horses, or rural enterprise.

Whether you're after a peaceful retreat or a productive small acreage, this picturesque property and surrounds deliver endless miles of riding on country roads, comfort, scale,

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**TYPE:** For Sale

**INTERNET ID:** 43P1653

**SALE DETAILS**

**\$980,000**

**CONTACT DETAILS**

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**Greg Tuckett**  
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and charm in one of Gippsland's most scenic rural pockets.

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5144 4444

- Land Area 33 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 5
- Single garage
- Single carport









