



## 849 Bolgers Road, DEVON NORTH, VIC 3971

INVIGORATING SERENITY IN THE CRISP, CLEAN COUNTRY AIR

**36.42 hectares, 90.00 acres**

Welcome to this magnificent property, your private sanctuary with breathtaking, endless views and idyllic surroundings. Sit and listen to the kookaburras, magpies, wrens, lyrebirds and wildlife that will surround you and blend in with nature.

With 2 titles, comprising 90 acres (approx), the home is positioned on 10 acres with a further 80 acres of undulating pastures with cattle yards and loading race.

This home is a contemporary, warm, tasteful and inviting space from the moment you walk inside. You will be immersed by the natural warmth that it exudes from every room with tranquil outlooks.

The magnificent views, eastern facing along the front side of the house, will never cease to amaze, with breathtaking panoramas.

The bungalow is awaiting a small tidy up and this becomes the kids or grand parents retreat.

Features include -

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.

**TYPE:** For Sale

**INTERNET ID:** 43P1723

**SALE DETAILS**

**\$1,170,000**

**CONTACT DETAILS**

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road  
Yarram, VIC  
03 5182 6600

**Jane Tuckett**  
0427 826600

- 4 bedrooms
- Study
- Formal lounge and dining room
- Floor to ceiling windows and doors that open out onto the verandah
- Abundant natural light
- Ducted heating and cooling
- Two open fireplaces
- Wrap around verandah
- Shedding 9.0 m x 30m with concrete floor and power
- Bitumen road to the front gate
- 15 minute drive to the township of Yarram

The breathtaking, panoramic views of the rolling valley below, all the way as far as the eye can see to the coastline, will not disappoint! This little sanctuary feels like you are a million miles away from the everyday.

An inspection is a must, give Jane a call today on 0427 826600.

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

Or call us on (03) 51826600

- Land Area 36.421708 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1









