



## 27 Bunyip Hill Road, DEEP LEAD, VIC 3385

### Peaceful Country Living on 40 Acres

Escape to the peace and beauty of country living with this appealing 40 acre lifestyle property. Privately positioned in Deep Lead, just a ten minute drive from Stawell, this exceptional property offers the perfect retreat for those seeking a relaxed rural lifestyle surrounded by nature, while enjoying the convenience of town amenities close by.

A true paradise for nature lovers, the property is home to an abundance of native flora and fauna, with established gardens attracting a wonderful variety of birdlife throughout the seasons.

The inviting bungalow style residence is full of warmth and character, offering comfortable and practical family living. The well appointed kitchen features a 900mm gas cooker, dishwasher, generous breakfast bar and excellent storage, flowing effortlessly into the light filled dining and casual living area complete with wood heating and a reverse cycle split system air conditioner. A separate formal living room with a cosy open fireplace provides the perfect space to relax or entertain.

The home offers three generous bedrooms. The main bedroom includes a walk in robe and private ensuite, while the remaining two bedrooms are fitted with built in robes. The family bathroom includes a shower over bath, vanity and toilet.

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:** 64P4927

**SALE DETAILS**

**\$775,000**

**CONTACT DETAILS**

**Stawell**

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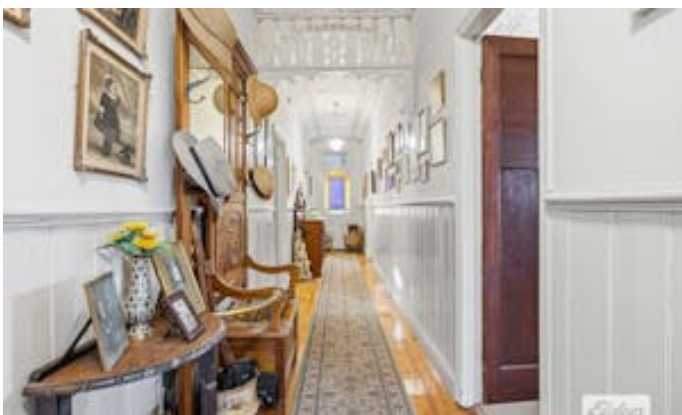
Tasteful updates have been completed over the years while preserving the home's original charm, with pressed metal ceilings in the lounge room, ornate plasterwork and polished timber floors creating a timeless appeal throughout. A full length verandah provides the perfect setting for outdoor dining while overlooking the established gardens and peaceful natural surrounds.

Adding further versatility is the charming cottage, a separate self contained accommodation offering endless possibilities as guest accommodation, extended family living or an income producing bed and breakfast.

Outside, the beautifully established gardens are complemented by a covered entertaining area, a secure lock up workshop, a two bay machinery shed and several additional garden and storage sheds. The property is well equipped with ample tank water storage and two dams, providing excellent water supply for the extensive vegetable gardens and established fruit trees.

Offering a rare combination of privacy, natural beauty and everyday comfort, this outstanding property presents an exceptional opportunity to embrace a peaceful country lifestyle just a short drive from town. Inspection will impress.

- Land Area 16.08 hectares
- Bedrooms: 3
- Bathrooms: 2
- Double carport









Internal 191m<sup>2</sup> External 168m<sup>2</sup> Total 359m<sup>2</sup>

27 Bunyip Hill Road, **Deep Lead**



3 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.