



## 178 Huddle Road, MYRTLE CREEK, VIC 3551

### LOG CABIN ON 97 ACRES

Elders Easy Sale Closes Wednesday 5 November, 2pm

Indicative Sale Price \$595,000 - \$650,000

If you want to get away from the city and really get back to nature then this rustic little log cabin on 97 acres might be just perfect for you. It would be ideal as a weekender. The setting is very private and picturesque, and being a trust for nature property with a wildlife corridor, means that there is always an abundance of native animals and birds to watch, while you enjoy the peaceful surroundings.

The home is earthy as can be, with pine lined vaulted ceilings and Oregon beams, a gorgeous stone fireplace showcasing all of its natural texture, inset with an Arrow wood heater, as well as feature timber walls and floorboards. It creates an ideal atmosphere for someone who just wants real break from suburbia, or someone who wants to reconnect with nature.

While the kitchen has timber benchtops and a Thermalux combustion stove with a water jacket, which is ideal for creating succulent meals and perfect for providing extra

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:** 84P2799

#### SALE DETAILS

**Easy Sale Closes Wed  
5 Nov, 2pm ISP \$595k -  
\$650k**

#### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Wayne Heard**  
0409 248 477

warmth in winter, it also has all of mod cons including a gas upright stove and a dishwasher.

The second bedroom or spare room has a built-in robe, while the main bedroom, in the split level part of the house, next to the 4 piece bathroom, has French doors to the verandah, so that you can wake up Banksia Roses and a gracious Oak.

The Verandah which wraps around three sides of the house, has a European laundry at the back door, and the topography of the site creates a balcony on the front, with a simply beautiful outlook. Other noteworthy attributes are a functional outside toilet, though there is one in the bathroom, and a 12 battery standalone solar system.

Outbuildings include a safety bunker which doubles as a very effective wine cellar, and a colorbond double garage with an office and a storeroom at one end, as well as 2 X 20' shipping containers. There are four tanks with a capacity of 70,000 L for the provision of drinking water plus one header tank with dam water plus a reserve tank. There are also two picturesque dams.

If you like the idea of homegrown fruit there are plum, peach and pear trees. And if you are into conservation you will appreciate that the property has some exclusion plots with good understory growth. The adjoining forest is home to Powerful Owls, there have been kookaburras who have come to visit on the balcony, and you will have Echinda's around the home when the season is right.

In fact there is a wide range of birds and wildlife on the property including but not limited to stumpy tail lizards, geckos, tree goannas, possums, sugar gliders, brush tailed phascogales, barn owls, nightjars, white winged choughs, wrens, Willy wagtails, koalas and the list goes on.

This is a great place to visit or stay, if you'd like some more information just give the agent a call, Wayne Heard 0409 248 477.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Bush Retreat, Carpeted, Toilet Facilities

- Land Area 97 acres
- Bedrooms: 2
- Bathrooms: 1
- Double garage





