



100 Fishers Road, DROUIN WEST, VIC 3818

PRICE REDUCED!! - 5 Bedrooms, 4 Paddocks, Ferngully, Huge Shed..

Privacy yet incredible views. Just over 2 acres in an enviable location. Set amidst majestic gardens with unique plants, the property features a large double storey home including, 5 living areas and 5 bedrooms (4 huge), 2 bathrooms plus a powder room. A unique home perfect for the large family and including double garage.

An oasis of serenity from the massive verandas and deck areas. Additional accommodation from a bungalow plus 2 large sheds and more. 4 pasture paddocks and a unique natural fern gully with a walking track.

All this, just 1km to the freeway entrance or 4 minutes to Drouin town centre.

A unique opportunity not to be missed.

INFORMATION - 100 FISHERS ROAD, DROUIN WEST

- Title area 8112m2 (2 acres).
- Located 1 km from freeway, 6 km Drouin town centre.
- Double storey home on 6 levels.

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: Sold

INTERNET ID: L25843391

SALE DETAILS

\$1,100,000

CONTACT DETAILS

Warragul

71 Queen Street
Warragul, VIC
03 5622 3800

Miranda Pike
0404193205

- Timeless brick being all double brick ground floor.
- Huge home with five living areas, five bedrooms (plus additional bungalow bedroom), two bathrooms plus third powder room. Most bedrooms huge. 52.01 sq including double garage.
- 18 ft high ceilings in upper level, 8 ft ceilings ground floor.
- Sun veranda of 53ft x 16 ft.
- Two verandas/deck up stairs and ground level each 55 ft x 6 ft.
- Double garage 20x20ft with internal access.
- Appliances, - * New Bosch Dishwasher, * New large Energysaver gas heater, *, as new Panasonic inverter a/c split system, * as new Westinghouse electric oven and grill, * new Westinghouse Rangehood, * new 2 x Eco Alliance hot water systems.
- New bulk gas tank.
- Water, - three tanks, 90,000 ltr, 18,000 ltr and 5000 ltr. With three electric pumps. New Davey pump on main tank.

OTHER BUILDINGS.

- Bungalow 6.85 mtr x 3.85 mtr.
- Large four bay 14.7 x 7.7 x 3.05 mtr high fully enclosed and with concrete and power.
- Second large shed 12.2 x 6.1 x 2.38 mtr high. Concrete and power.
- Garden shed 6.5 x 2.3 mtr.
- Avery/hot house 9 x 4 mtrs.
- Calf shed with wooden floor.
- 6.5 kw Solar system from 23 panels.

OUTSIDE.

- The most diverse 2 acres imaginal.
- Large majestic gardens with many unique plants.
- 4 pasture paddocks.
- Unique natural fern gully with walking track.

OUTLOOK.

An incredible setting and outlook. Privacy yet views in all directions (including Mt Baw Baw). Views from all rooms in the home. The most peaceful views of the fern gully from veranda and deck.

A "one of" designed home for a large family. It has to be inspected to fully appreciate the uniqueness.

We say with confidence that there is no other property to compare....

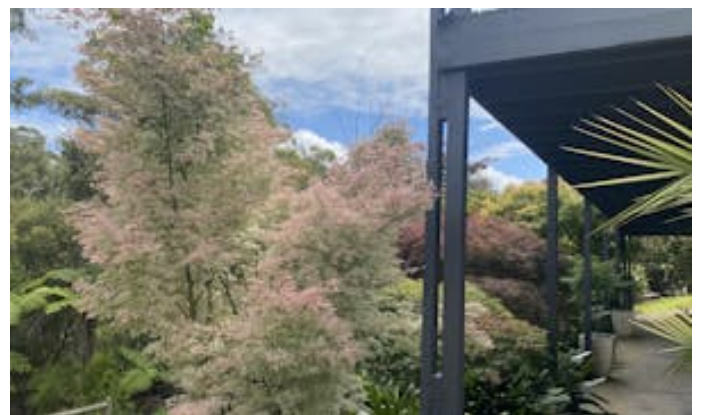
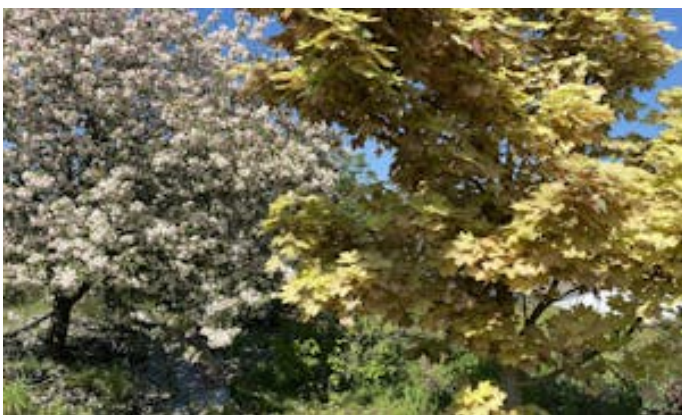
- Land Area 2 acres
- Building Area: 483.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 4 car garage

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.

- Ensuite
- Floorboards











Ground Floor	9.04sq
Floor 1	8.28sq
Floor 2	10.22sq
Floor 3	6.35sq
Garage	4.19sq
Patio	6.45sq
Porch	4.41sq
Balcony	3.12sq
Total	52.01sq

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, omission or misstatement.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, omission or misstatement.