



41 Sheffield Road, NEERIM SOUTH, VIC 3831

Creekside acreage with rustic charm, serious shedding & space to roam (approx. 22 acres)

8.94 hectares, 22.10 acres

Set across beautifully undulating farmland and backing onto Red Hill Creek, this lifestyle holding delivers the best of country living: a character-filled 3-bedroom home, excellent water, established infrastructure for hobby farming, and a high-clearance workshop shed (approx. 20m x 9m) with a bonus gym zone.

The Home - warm, rustic & functional

Full of country character, the home offers a comfortable, welcoming feel with features that make day-to-day living easy.

- 3 bedrooms
- 2 bathroom
- European laundry
- Timber benchtops and a feature mantle framing the wood heater

TYPE: For Sale

INTERNET ID: L38820720

SALE DETAILS

**\$1,100,000 -
\$1,210,000**

CONTACT DETAILS

Warragul
71 Queen Street
Warragul, VIC
03 5622 3800

Miranda Pike
0404193205

- Kitchen with 6-burner gas cooktop, electric oven and walk-in pantry

The Shed - built for work, toys & training

If shedding is high on your list, you'll love what's on offer here:

- Approx. 200m² shed (20m x 9m) plus lean-to
- 40ft container for extra storage
- High-clearance roller doors, power and lighting - ideal as an all-round workshop
- Partitioned space with a contemporary country barn door opening to a substantial size area for gym or many other interests

The Land - creek frontage, water & established extras

With its gentle rises, shade trees and creek boundary, the property is well-suited to a wide range of farming and lifestyle pursuits.

- Backing onto Red Hill Creek
- Bore plus water tanks in place
- Old dairy, crush and yards - ready for hobby farming set-ups
- Established gum trees, fruit trees and native plantings
- A plantation, the "Beau Miles Forest", established further west on the property

Why you'll love it

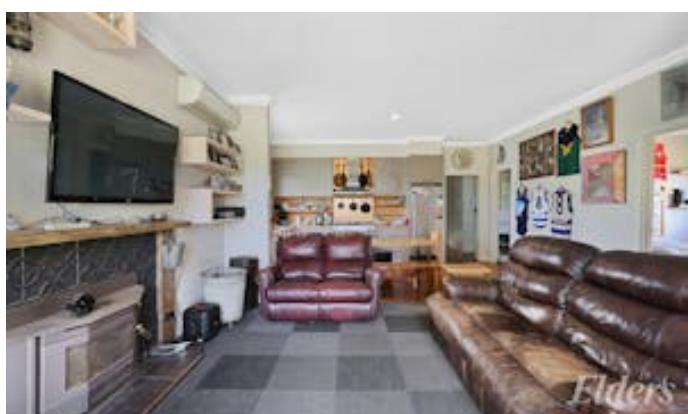
A rare combination of comfort, capability and countryside beauty-perfect for hobby farmers, tradies, horse and livestock enthusiasts, or anyone chasing a private acreage escape with real infrastructure.

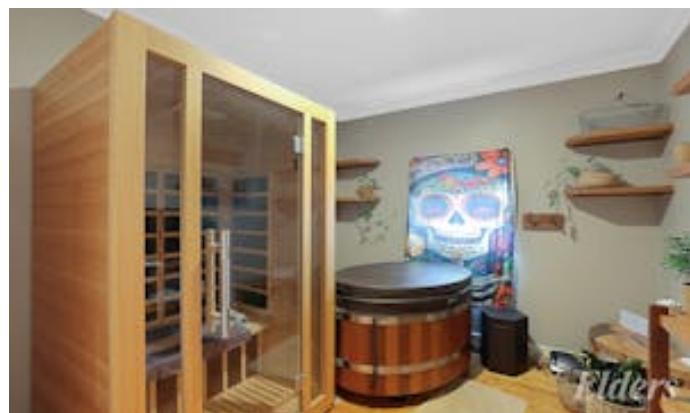
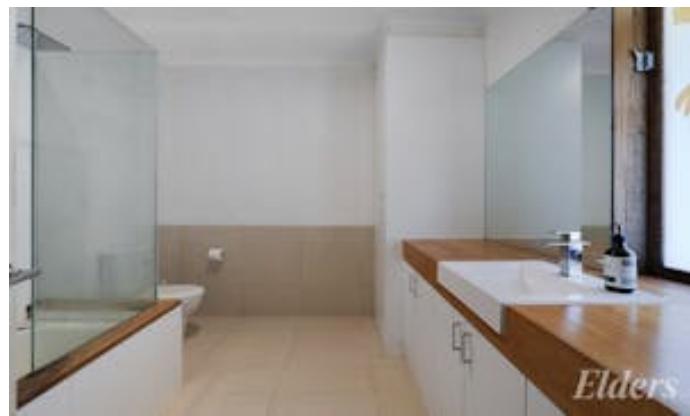
For more information or to arrange an inspection, contact Elders Real Estate Warragul.

- Land Area 8.943553 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

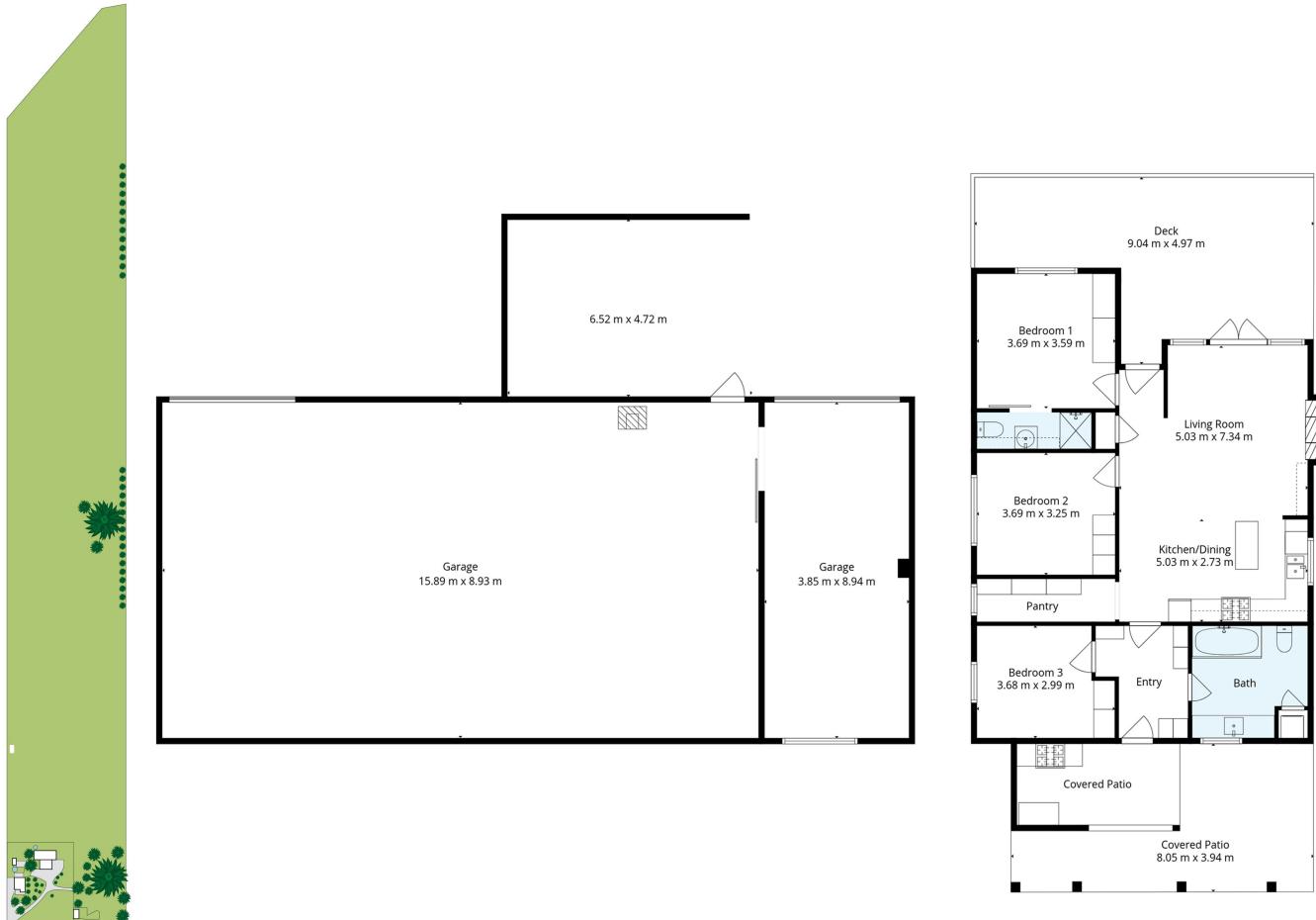
Bedrooms	3
Bathrooms	2











41 Sheffield Road, Neerim South



Total 8.29sqm

While every effort has been made to ensure the accuracy of the floor plan provided, all measurements are approximate and intended for illustration purposes only. We accept no responsibility for any errors, omissions, or inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.