



KERGUNYAH

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.The out of town property with a few acres, great shedding and only 30 minutes to town. With a touch of Art Deco on 8 acres (3.5 Hectares) at Kergunyah, this is your answer!

Just 12 years old and with an Australian Colonial influence this property will grab you from the moment you see it from the roadway and the magic will unravel when you inspect more closely. Surrounded by good wide verandahs that offer unsurpassed views of hills, forests and grazing stock, the lounge meals kitchen is one great big open area that keeps the family together yet is alive with features like Tasmanian Oak & Raeburn combustion stove that will impress. There are four bedrooms, the main with walk in robe & en-suite, a study that could be a lounge, big modern bathroom plus laundry.

Planned to be environmentally friendly with winter sun in your living areas and verandahs that help keep the home cool in summer.

A large shed and "could be office area" are located about 75 metres from the home. The land is divided into 3 paddocks and is private and could run a couple of steers or the Al Pacas that currently charm the visitors. Good water supply from catchment, bore and a dam.

For snow skiing enthusiasts Falls Creek is an hour away, while fishing in the Kiewa River or water skiing on Lake Hume are relatively close.

Really, this is a special property. Escape to reality.

Land Size : 32374.8 sqm

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/kergunyah/residential/rural/5835671>