

670. Ruby-Arawata Rd, Kardella, VIC 3951

Sold - 4/05/2021

Lifestyle 3  1  2 



SLICE OF PARADISE

Your own private slice of paradise awaits surrounded by rolling hills and an abundance of native wildlife that call this picture-perfect oasis home. 'Nutley Dean Farm' is a 37-acre property with plenty of space for your farming venture while three acres are dedicated to Landcare reserve teeming with native wildlife and an array of birds.

The three-bedroom, one-bathroom residence is perched high in an elevated position to best capture the show-stopping views towards the Bass Straight and the Baw Baw Hills.

The layout is centred around an open-plan and light-filled kitchen, dining and family room complete with split system air-conditioning and a cosy pellet fuel heater. Anyone who loves to cook will be drawn to the stylish and well-appointed kitchen with quality stainless steel appliances, a tile backsplash, a walk-in pantry and sweeping benchtops including a breakfast bar for casual meals.

Extending the living space even further is a sunroom, with oversized picture windows, and an expansive multipurpose room easy converted to an additional 2 bedrooms plus sitting area for as little as \$5800 (quote can be supplied) to suit your growing needs. This versatile bonus room would make the ideal second living area, teenager's retreat or home office.

All three of the bedrooms are housed in one wing of the home with easy access to the central bathroom complete with a separate bath, shower and toilet. There are built-in robes in the bedrooms, a laundry with built-in storage, and a mudroom for added convenience.

Outside, there's a vine-covered front verandah along with an oversized rear alfresco where you can host guests and admire the breathtaking outlook, cook on the barbeque or start the day with your morning coffee.

Adding practicality to this impressive property is a 9x18-metre workshop with a fully insulated office with WiFi and mezzanine storage. A double carport provides additional sheltered vehicle parking plus there are multiple storage sheds. Those looking to keep animals will appreciate the chicken coop and spring-fed dams along with the existing stockyards. If your dream is to live in the country but do not want to play farmer, the adjoining property owner currently leases approx. 30 acres at \$5000 per annum which cover the cost of insurance and shire council rates for the year. Simply enjoy the view of the animals without the fuss.

Listed By

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Open for Inspection

By Appointment.