

## 35 The Eyrie , Bumberrah, VIC 3902

Sold - 20/11/2023

House 5  4 



### Tambo Riverfront with 3 separate dwellings

The possibilities are endless! This property features a large 3 bedroom/2 bathroom residence, also a 1 bedroom/1 bathroom residence and a self contained studio residence.

**Open for Inspection**

By Appointment.

Presenting a rare opportunity to own the property of your dreams where privacy and serenity is guaranteed.

Upon entry, allow yourself to totally relax driving through the pretty tree-lined driveway where you will find 3 separate dwellings on 15 acres with direct river access, excellent shedding, and everything for the homeowner to enjoy owning a riverfront property.

Where you can access the Tambo River from your paddock gate, renowned for its fishing, here you can target bream, estuary perch, trevally, flathead, and mullet or jump in your boat and explore the 400km<sup>2</sup> of the amazing Gippsland Lakes.

All 3 dwellings are elevated and 2 of them have views of the river and countryside, the main brick homestead features 3 bedrooms, master with ensuite and walk in robe, 2 further bedrooms with built in robes, 2 living areas, one with open fireplace and the other with split system and wood heating, the kitchen is new with electric cooking, plenty of bench space and cupboards. North facing verandah with stunning views and large built-in seat surrounding the fire pit.

The second dwelling consists of a one-bedroom home with large kitchen and living area with wood heater and split system, bathroom with combined laundry and enclosed, undercover north facing yard with views.

The third dwelling is a studio with open plan living with split system, good sized kitchen and bathroom and fenced off outdoor area.

All dwellings feature a mix of beautiful lead-light windows, stonework and interesting internal and external designs that add extra character and charm.

The property has 6 paddocks, good fencing, approximately 3 acres of river flat, sheep yards, chook enclosure, orchard, vegetable gardens, 11m x 8m shed with concrete floor, power, mezzanine floor and separate workshop. Garden shed and lean-to for storing firewood.

Located just off Swan Reach Road, only 5 minutes' drive to the Swan Reach store & hotel and only 10 minutes' drive to the pretty township of Bruthen.

#### Listed By

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