

116 Briagolong Road, Stratford, Vic 3862



Sold Acreage

Friday, 20 October 2023

116 Briagolong Road, Stratford, Vic 3862

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: Acreage



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\$740,000

Nestled on the outskirts of the Stratford township, this 3.093-hectare (7.64-acre) farmlet offers a fantastic opportunity to embrace a serene country lifestyle within easy reach of town conveniences. Boasting a spacious 3-bedroom brick veneer home and an array of wonderful features, this property provides the perfect blend of comfort, convenience, and rural charm. Situated on the northern edge of the Stratford township, this property provides the perfect balance of country living and town amenities. Enjoy the peace and tranquility of rural life while still being close to schools, shops, and services. With 7.64 acres at your disposal, this property offers ample space for various pursuits. From tending to livestock to cultivating your own gardens, it's an ideal setting for a self-sufficient lifestyle. The home is comfortable and spacious throughout. An updated kitchen and dining area make meal preparation a breeze, and the adjacent sunroom is a versatile space with a lovely outlook. A spacious family/lounge room with wood heater provides a cosy space to relax. The three bedrooms are all a great size, two with built-in robes and the third with a large walk-in robe. The bedrooms are serviced by a well-equipped family bathroom complete with vanity, shower and separate bath. Enjoy all-year outdoor entertaining with a large undercover area featuring a pizza oven and plenty of room for the BBQ, this space is perfect for gatherings with family and friends. Relish the serene atmosphere of alfresco dining and your rural views. A massive 24m x 9m shed, complete with a studio, is a dream space for tradespeople or hobbyists. It offers abundant storage and workspace for various projects and interests. Embrace a sustainable lifestyle with chook pens, a veggie patch, orchard, and sheep yards, all of which contribute to your ability to live off the land. A 3-kilowatt solar panel system ensures energy efficiency and reduces utility costs, a smart choice for the environmentally conscious. Enjoy the benefits of both tank and bore water, ensuring a reliable water supply for all your needs. This remarkable property provides an excellent opportunity to relish the serenity of rural living while maintaining easy access to all the amenities and services that Stratford has to offer. Whether you dream of a self-sufficient lifestyle or simply desire a peaceful retreat, 116 Briagolong Road is a unique find that perfectly blends comfort and convenience in a beautiful country setting. Don't miss your chance to call this fantastic farmlet your home. For more information or to schedule a viewing, contact us today. For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist