

# 22 Jennings Rd, Bruthen, Vic 3885

## Acreage For Sale

Saturday, 6 April 2024



22 Jennings Rd, Bruthen, Vic 3885

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 6 m2

Type: Acreage



Kim Ashwood



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**\$1,200,000**

Nestled amidst the picturesque landscapes of Bruthen, 22 Jennings Road offers a serene lifestyle opportunity for the hobbie farmer or family yearning for the tranquility of semi-rural living. This impressive 16.7-acre property boasts a charming farm style home with sweeping verandahs where you can sit, relax while taking in the view of the lush green pasture and river view. This modern home offers four generously sized bedrooms, two bathrooms, and generous size living spaces. Modern comforts are not forgotten, with two large split systems servicing the main lounge and kitchen/family areas, complemented by a woodfire heat transfer system extending warmth to the dining room. The residence features solid timber floors and tasteful half-height timber panelling walls throughout, creating an ambiance of rustic elegance. Avid cooks will delight in the large kitchen, complete with modern appliances and an abundance of cupboards, alongside a gas cooktop. Retreat to the master bedroom, with its expansive walk-in robe and luxurious ensuite. Three additional well-sized bedrooms each offer built-in robes and newly renovated family bathroom which includes a free standing bath. Outdoors, the property is fully equipped for sustainable living, featuring two 22,000-litre water tanks, stock and domestic water rights for the river and there are six paddocks, 3 with troughs fed through tanks. The built-in pool invites you to relax and enjoy the views, while river access provides an extra touch of rural bliss. Complete with a 10kW solar system, the property ensures energy efficiency. Storage needs are met with two large sheds and an additional carport with a rear shed. Located just a 5-minute drive from Bruthen and a 20-minute drive from Bairnsdale, this property presents an idyllic blend of convenience and country charm. To inspect this property, telephone Kim and the team at Ashwood & Associates Real Estate. Property Code: 243