

24 Boote Road, Drouin, Vic 3818

hockingstuart

Farmlet For Sale

Monday, 4 December 2023

24 Boote Road, Drouin, Vic 3818

Bedrooms: 6

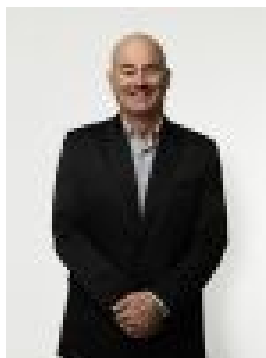
Bathrooms: 2

Area: 9 m2

Type: Farmlet



Geoff Quirk
0418515949



Vin Quirk

\$1,550,000

Being offered for sale in the picturesque and well-respected Drouin district is this outstanding country property with a sizeable residence on 23 gently rolling acres. Perfectly positioned on the Northern fringe of the Drouin township at the end of a no-through road with a scenic North Easterly aspect, this idyllic property caters well for your rural pursuits. Entry into the property is via a circular driveway, leading to a well maintained and presented brick veneer residence featuring modern kitchen, spacious lounge with solid fuel heating, split system cooling, dining room, light and bright open plan family / meals arrangement, 6 bedrooms, main with walk in robe and updated ensuite, refurbished main bathroom and laundry, rumpus room and expansive open decking area (perfect for entertaining). Hedges, garden beds, an expanse of open lawn, panoramic 180° views stretching from Mount Baw Baw to Mount Worth and a private setting that is truly relaxing further enhance the wonderful qualities of the property. A 9x7m enclosed shed with concrete floor and additional steel shed are valued inclusions as is 10,000 gallon concrete water tank. Fenced into 3 main paddocks, the land is all sown to pasture and is complete with permanent creek water supply, Quite simply, superb views, superb location and a superb opportunity.