

**241 Harpers Road, Barjarg, Vic 3723**

Nutrien Harcourts

**Sold House**

Wednesday, 6 December 2023

241 Harpers Road, Barjarg, Vic 3723

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 14 m2**

**Type: House**



Amanda Nieuwenhuizen

## Contact agent

Introducing a charming country home that perfectly balances comfort with tranquil natural surroundings. Boasting a comfortable four-bedroom home nestled amidst a botanical garden with peaceful valley views. 37 productive acres to run cattle/horses or few sheep or alternatively there are numerous local farmers keen to lease the land. Step into the heart of the home and discover an open-plan living upstairs seamlessly transitioning into the adjoining lounge and second living area. Cosy wood heater and split system ensuring year-round comfort. • Functional kitchen with combustion stove and ample storage • Open plan living with fireplace, big windows with lots of sunlight • Generous laundry/mudroom with shower and separate toilet • Two bedrooms upstairs, master with WIR and spa bath ensuite • Downstairs two further bedrooms, office, storeroom plus toilet • Variety of established fruit trees, chicken coop and veggie garden • Drive through double carport plus additional shedding • Water tanks for water consumption, large deck plus inground pool • Scattered trees, good fencing, dam, bore and seasonal creek Easy access to Strathbogie State Forest for motor bike riding, hiking, horse riding and hunting. Perfectly positioned a short 20 minute drive to Mansfield or 30 minutes to Benalla with School buses running in both directions. Lake Nillahcootie for water enthusiasts is well stocked with cod and yellow belly just a 6 minutes drive. Mt Buller is also a short drive, this property offers a serene escape from the hustle and bustle of everyday life.