

35 Andersons Lane, Stradbroke, Vic 3851

Professionals

Lifestyle For Sale

Friday, 31 May 2024

35 Andersons Lane, Stradbroke, Vic 3851

Bedrooms: 3

Bathrooms: 2

Parkings: 11

Area: 33 m2

Type: Lifestyle



Ian Seed

Expressions of Interest

Affectionately tended to for over two decades by its current owner, 35 Andersons Lane has been a labour of love, and its charming character shines through clearly. Located in a quiet pocket off the South Gippsland Highway, just 21km South of Sale, the home is ensconced within a meticulous, natural display that is reminiscent of the gorgeous Queensland coastline. An abundance of mature date palms, grassy secluded areas, and Bangalow palms intermingle with the rotunda BBQ and nearby sitting areas, a surefire treat for family and friends to relax in this immaculate, park-like setting. A second large BBQ provides versatility in entertaining options, whilst the sprinkler-watered vegetable gardens, chicken pens, and variety of rare fruit trees offer further value. The home itself is quite spacious, boasting an exceptionally large living and dining area, complete with quality hardwood flooring and a character-defining wooden roof. Comfort is supplied by a large wood heater, downlights, and an R/C air conditioner to further accentuate the warm ambience of the core living spaces. The kitchen is well-appointed with plenty of cabinetry and electric appliances, and sits adjacent to a second informal living space, currently being used as a quiet reading room. Alternatively useful as a study or work from home option. The main bedroom is quite spacious and appreciates a pleasant parent retreat and full en-suite bathroom, whilst remaining bedrooms have spectacular garden outlooks. This property also features a large six-bay garage (two enclosed), an 8.6kW solar system, and a fantastic, dedicated walk-in cool room with washing facilities! Pastures are divided into five paddocks with excellent quality fencing, plus Ringlock fencing for sheep grazing if desired. The front half of the pastures is prime for grazing, while the rear of the property could be further improved for grazing as desired. Add in the 35-metre deep bore and pump, and this property is a capable all-year round cattle or sheep proposition. This "Oasis"-styled grazing property should be high on the list of prospective buyers seeking to enjoy the rural lifestyle or active retirees. It is only a 17-minute drive from Sale, where amenities include a hospital, Sale Grammar and various schools, shopping, and recreation options. If you are seeking a lifestyle like no other, then this is the property to make it happen. Contact Professionals Yarram on 03 5114 6552 or 0436 036 646 for more info.