

# 395 Gap Road, Longwood East, Vic 3666

AWN

## Lifestyle For Sale

Thursday, 18 April 2024

395 Gap Road, Longwood East, Vic 3666

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 51 m2

Type: Lifestyle



Steven Jeffery  
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Brett Neilson  
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## **E.O.I.'s Close May 30th Unless Sold Prior**

Perfectly located within ten minutes from the Hume Freeway and ninety minutes to Melbourne, Forest Glen will not disappoint and is 128 acres of some of the best that the northeast has to offer. Located in a peaceful and secluded setting the property has a beautifully appointed three bedroom home featuring a high-end stand alone solar power system with recently upgraded batteries and a backup generator. It has abundant water including a bore etc. Elevated verandas overlook the paddocks and surrounding gardens which make for an ideal observation point. Open plan living with cathedral ceilings, lots of windows to allow for plenty of natural light, hostess kitchen. An eco wood pellet heater provides comfortable hydronic heating throughout, plus split system A/C. All bedrooms are well sized with the office being positioned perfectly in the home. Quality flooring and fixtures throughout which have been part of the recent and very tasteful renovations. Multiple shedding all with power, along with animal yards/pens ideal for chooks etc. The property has been thoughtfully divided into two areas. The first being approximately forty acres to allow equine grazing, etc. with wildlife friendly post and rail timber fencing within a selection of subdivided paddocks, animal shelters and all with access to water. The balance of the property is made up of some truly breathtaking natural timbered and granite grounds. This unique setting provides a variety of habitats for many species of fauna and flora including species listed as 'vulnerable' and 'threatened' and has the benefit of the protection of a Trust For Nature Conservation Covenant. The Covenant also benefits and protects a second spring fed dam and surrounding habitat at the front of the property. This combination is quite rare and is the perfect scenario for those seeking a rural lifestyle to protect and enjoy nature along with having the ability to enjoy a rural pursuit if so desired. This property comes highly recommended with Vendors motivated to sell. Inspections by appointment. Contact Selling Agents Steven Jeffery 0427 595 760 Brett Neilson 0418 626 503 For Sale by expression of interest ~ Closing May 30th 2024 - COB if not sold before.