

**40 Lees Road, Bet Bet, Vic 3472**

**Sold House**

Thursday, 26 October 2023

40 Lees Road, Bet Bet, Vic 3472

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4 m2**

**Type: House**



Alisa Johnson  
0409935766

**\$480,000**

This unique A-Frame home on this 10-acre property offers a delightful blend of rustic charm and modern comfort. Beautiful A-Frame which has been extended, built of Bessar Brick and hardiplank this home is surprisingly spacious and a complete surprise package. As you step inside be greeted by a huge split-level open plan kitchen, dining and living space, filled with great natural light. The modern well-equipped kitchen has been updated offering gas cooking, great cupboard and bench space, an island bench, dishwasher and split system for your climate needs. Adjoining dining area with a cozy wood fire, perfect for entertaining friends and family. Step down to an impressive bar area and to the light filled and spacious living area with a second cozy wood fire. Downstairs, are two generous bedrooms, including a master bedroom with a large ensuite, and a second bedroom with built-in robes, conveniently located next to a family bathroom. The third bedroom upstairs is expansive, providing ample space for a king-sized bed, a study nook, and a retreat area. From this bedroom, you can step out onto a balcony and enjoy the serene bush views. The third toilet off the downstairs laundry is conveniently located for use for the upstairs guests. Outside, the property boasts two dams, multiple water tanks, a single garage with a workshop area, a double carport, and a storage container. The setting is idyllic, with over 10 acres of farming zoned land, offering a perfect blend of open space and wooded areas to explore. The property is located between Maryborough and Dunolly, making it an ideal rural retreat for those seeking tranquillity and privacy without close neighbours. Utilities such as mains power, LPG gas, tank water, septic system, and NBN connectivity are available, ensuring a comfortable and convenient living experience in this unique countryside home. Situated between Maryborough and Dunolly this is a property that could be the excitement you have been waiting for, over 10 Acres of Farming zoned land, treed so that you have your own bushland to wander in. Perfect rural retreat if you are searching for some space without close neighbours.