

# 43 Cloverlea Road, Cloverlea, Vic 3822

## Acreage For Sale

Friday, 5 April 2024



43 Cloverlea Road, Cloverlea, Vic 3822

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 10**

**Area: 4 m2**

**Type: Acreage**



Aman Pannu  
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Vikk Sohal

## Contact Agent

Nestled amidst pristine natural beauty, this property offers unparalleled views that will captivate your soul and inspire your spirit. Wake up to the soft glow of sunrise illuminating the mountain peaks, casting a golden hue across the landscape. In the evenings, savor the tranquility of twilight painting the sky in hues of pink and orange. The south of the property faces the Strzelecki Ranges and to the north the Great Dividing Range. A scenic 15-minute drive gets you to Warragul CBD via The Princes Freeway. Driving 6 minutes east puts you in the picturesque town of Yarragon with its numerous cafes and shops.

**Property Overview:** Situated at 43 Cloverlea Road, Cloverlea the weather board home with period features throughout has a sizable kitchen with a breakfast bar and adjoining dining area, 2 living areas, 4 bedrooms and 1 bathroom. Offering a rural setting, this property spans 10 acres (4.047 hectares) with specific dimensions of 150.88 meters wide by 268.22 meters long. Divided into 14 paddocks with secure ring lock fencing and electrified top wire, providing ample space for various agricultural activities. Perfect for families, livestock grazing and aspiring farmers, this property not only offers a peaceful rural life but also offers convenience and functionality.

**Livestock Amenities:** 12 bore water fed troughs equipped with working floats ensure a reliable water supply for livestock. Timber cattle yards, complete with a steel cattle crush and concrete floor, facilitate safe handling and management of livestock. Additional facilities include a concrete ramp and three small shelters suitable for sheep, calves, or other small animals.

**Shed and Storage Facilities:** A large 4-bay industrial shed (24m x 12m) with concrete flooring, power and four roller doors offers ample storage space for equipment and machinery. Six freshwater tanks, each with a capacity of 30,000 litres, totaling 180,000 litres, ensure a plentiful water supply for various needs. The house is supplied with water via an electric pump, providing convenience and reliability.

**Energy and Heating Systems:** Solar panels totaling 9.2 kW, coupled with a 10-kW inverter, provide sustainable energy generation, reducing reliance on traditional power sources. Two split systems for heating and cooling, along with solid fuel heating in the main lounge, offer climate control throughout the property. Ceiling fans installed in all rooms enhance airflow and comfort. Continuous gas hot water system, supported by a 1000-liter gas bottle, ensures a consistent and efficient hot water supply. The kitchen is equipped with modern appliances, including BOSCH electric hotplates and oven, as well as a Westinghouse stainless steel dishwasher, adding convenience to daily living. Don't miss out on this unique opportunity. Schedule a viewing with Aman Pannu at 0452 201 373 and take the first step towards owning this piece of rural lifestyle at Cloverlea.

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