

431 Nook Road, Nagambie, Vic 3608

Lifestyle For Sale

Friday, 24 May 2024

431 Nook Road, Nagambie, Vic 3608

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 6 m2

Type: Lifestyle



Anthony Stevens

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Must Sell at Auction

Welcome to "Fairfield" 431 Nook Road, Nagambie, where charm meets functionality in this picturesque countryside estate. Nestled amidst serene landscapes and sprawling greenery, this property offers a quintessential rural lifestyle within reach of modern conveniences. Perfectly suited for those seeking tranquillity without sacrificing comfort, this home is poised to fulfill your dreams of idyllic living with the potential to run a trade business from the expansive mechanics shed. The main house with its classic facade and modern amenities is the centre piece of this 6 hectare property. Step inside to discover a spacious and light-filled interior, adorned with high ceilings, hardwood floors, and large windows that frame breathtaking views of the surrounding countryside. The open-plan living area seamlessly connects the living room, dining area, and gourmet kitchen, creating a perfect space for entertaining guests or enjoying cozy family gatherings. The kitchen is a chef's delight, featuring sleek countertops, premium appliances, and ample storage space. Whether you're preparing a casual meal or hosting a dinner party, this culinary haven provides everything you need to unleash your inner gourmet. Retreat to the luxurious master suite, where relaxation awaits. Complete with a private ensuite bathroom and walk-in closet, this sanctuary offers the perfect escape from the hustle and bustle of everyday life. Three additional bedrooms provide comfort and privacy for family members or overnight guests. Outside, the property is a paradise for outdoor enthusiasts. A spacious patio offers the ideal setting for alfresco dining or simply soaking up the sun while taking in the breathtaking views. The expansive land boasts lush gardens, mature trees, and manicured lawns, creating a serene backdrop over the four well fenced paddocks surround the house. You can enjoy outdoor activities and leisurely strolls through the paddocks checking your stock or horses. With reticulated drinking troughs, significant water storage tanks, plus an enormous dam, you will have a low maintenance hobby farm through all all climates. For those with hobbies or a penchant for tinkering, the property features a large shedding area that can be customized to suit your needs. Already included in the 3 bay lock up shed is 3 phase power, solar panels, backup generator, mechanics pit plus office and fully self-contained amenities. Whether you're a car enthusiast, building your mechanic business, DIY aficionado this versatile space offers endless possibilities for productivity. Unwind in your private entertainment cave - adjoined to the main house, the converted garage also includes the additional area for entertaining and accommodating additional guests. Or if productivity is your aim think fitness classes, yoga or art, this space is ideal to suit groups and includes amenities and access to a small kitchenette. Business pursuits are endless and separated from the house, leaving your tranquil abode private and quiet. Located in the heart of Nagambie, this property offers the perfect balance of rural charm and urban convenience. Enjoy easy access to local shops, restaurants, wineries, and recreational activities, ensuring that every day is filled with adventure and discovery. Don't miss your chance to experience the epitome of country living at 431 Nook Road. With its captivating charm, modern amenities, and breathtaking surroundings, this property is truly a rare find. Schedule a viewing today and start living the life you've always dreamed of call Anthony Stevens 0459 924 164

Property Features: Classic yet modern design with high ceilings and hardwood floors. Open-plan living area seamlessly connecting living room, dining area, and gourmet kitchen. Master suite with private ensuite bathroom and walk-in closet. Three additional bedrooms offering comfort and privacy. 6 hectares of land boasting lush gardens, mature trees, and manicured lawns. Spacious patio for alfresco dining and enjoying the breathtaking views. Large mechanics dream shedding 30m x 6 with 3 phase power, fully self-contained amenities and office suite. Convenient location in the heart of Nagambie, with easy access to local amenities. No traffic lights as you travel 5 minutes to Nagambie IGA, or head out on the Goulburn Valley Hwy, North 45 minutes to Shepparton, or South 30 minutes to Seymour. Sale by Auction (if not prior) Friday 14 June, interested parties will be invited to attend an online auction. Ready for inspection. Contact Anthony Stevens for a detail Information Memorandum, confidential discussion or to arrange an inspection.