

**45 Settlers Lane, Myrtleford, Vic 3737**



**Lifestyle For Sale**

Saturday, 13 April 2024

45 Settlers Lane, Myrtleford, Vic 3737

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 93 m2**

**Type: Lifestyle**



Bernard Ivone  
0428522572

**\$2,500,000**

Located in the very scenic Rosewhite Valley this privately located property consists of approximately 93 hectares of freehold land plus creek frontage to the Happy Valley Creek and backing on to State Forest, it's ideally suited to someone looking for space and privacy. Self sufficient, it has off the grid power with a 3.2 kilowatt solar system and a very good bore running at 1,400gallon/hour plus rainwater tank and reliable dams for stock water. A very comfortable 4 bedroom home that features a spacious open plan living area with polished timber floors, combustion wood heater, gas cooking, built in robes and an ensuite to the main bedroom. A wide verandah surrounds the home offering a number of areas to take in the views at different times throughout the year while enjoying a refreshment or two. Shedding is more than adequate, 18 metres by 21.6 meters with open bay skillions on both sides, it includes a workshop with a mezzanine floor for extra storage. There is also raised dog kennels and a shed for the solar system that also has an animal shelter and day yard attached. In a high rainfall area, mostly undulating country with plenty of shade trees, well fenced and a good set of cattle yards it is well established and set up for either running breeders or trading. Access to the State Forest for numerous recreational purposes, horse, or trail riding, hunting or bushwalking etc. Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details. Property Code: 2471