

455 Clear Creek Valley Road, Mirboo, Vic 3871

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Sold Livestock

Wednesday, 27 September 2023

455 Clear Creek Valley Road, Mirboo, Vic 3871

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 42 m2

Type: Livestock



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Bec Cook

Contact agent

Privately nestled amongst the picturesque rolling hills of South Gippsland, this stunning property sits on 105 highly productive and fertile acres of prime grazing country, located on the milder South side of the Ridge just 14km from the thriving township of Mirboo North and approx. 160km from Melbourne CBD. THE LAND Flat to undulating in parts, this working farm is well fenced into 11 paddocks, with highly productive red and grey soil profiles, has a full fertiliser history and is ideally situated in a secure and reliable high rainfall (40 inch) location, assuring year-round growth. Water is plentiful with the idyllic Clear Creek meandering through the property, offering two good sized spring fed dams, reticulation system, troughs in most paddocks and rainwater tanks connected to the house totalling approximately 90,000 litres. Excellent fencing, established laneway & tracks for accessibility throughout, this property has good carrying capacity. The cattle yards are solid, well positioned with a crush & race, whilst horse tie up rails & dog run complete the versatile farm package. Offering extensive shedding of high quality:- 18m x 9m concrete floor, power and 15 AMP- 10m x 4m concrete floor, power and an adjoining 8m x 4m carport- Brand new 15m x 7.5m open machinery shed- High clearance hay shed- Unrivalled panoramic vistas, resident wildlife & peaceful serenity- Land agistment in place with an opportunity to continue THE HOME This beautifully constructed home has been designed and orientated to capitalise on the breathtaking rural outlook, whilst also maximising heating and cooling efficiency. Open plan in design, the kitchen, living and dining showcase cathedral ceilings with exposed beams, a built-in timber study nook and large double glazed timber windows throughout that flood the space with natural light whilst allowing the calming country views to be appreciated from every angle. The modern country kitchen boasts sprawling timber benchtops, generous storage, walk in pantry, electric cooking and a delightful outlook. Bay windows in the dining provide a relaxed setting for family meals, whilst a sliding door off the living area opens seamlessly onto the protected patio, forming the all-important connection between indoor and outdoor living. Bifold doors open onto the expansive second living area that is heated by a solid wood fire. Whether it's gathering family and friends for a BBQ, enjoying a cuppa whilst watching the eagles soar over the hills, or simply kicking back around the fire pit on a chilly winter's nights, this incredible entertaining area has you covered. The Master bedroom features a walk-in robe and ensuite and is perfectly situated at the Eastern end of the home, while the remaining three bedrooms (2 with BIR's) are positioned at the opposite end of the home, ensuring parents have a sense of privacy and their own space. The light filled main bathroom is ideally situated between bedrooms 2 and 3 and provides a shower, vanity, HMP heater and separate toilet. There is a linen cupboard in the hallway whilst the laundry/mudroom offers plenty of storage, exceptional bench space and direct access to the backyard. In addition to the multiple sheds, a 8m x 6m double carport is attached to the house, 3KW solar system with high tariff & a handy generator switch located in the metre box. Stepping outside, the home is surrounded by established gardens flaunting Japanese Maples and roses that provide a peaceful area to unwind and entertain. Nestled amongst the Strzelecki Ranges, this rural lifestyle is positioned only a short 30 min drive from the Latrobe Valley & 45 minutes to the Coast. An inspection is a must!