

**54 Goads Road, Mardan, Vic 3953**



**Lifestyle For Sale**

Tuesday, 11 June 2024

54 Goads Road, Mardan, Vic 3953

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 41 m2**

**Type: Lifestyle**



Kellie Thomas

0438647449

**\$2,100,000**

Nestled amidst the rolling green hills of South Gippsland, is this remarkable property. Offering approximately 102 acres on title, with an additional acreage of Tarwin River. With a perfect blend of modern comfort in an Executive style residence, and rural peace and tranquillity of farm living. The key features of this stunning property include: A stunning 5-bedroom, 3-bathroom, 3 living area home that is only 2 years young · Contemporary and gorgeous colour scheme with quality and high-end fixtures and fittings throughout · A well-appointed kitchen with a functional Butler's pantry · Open-concept kitchen/dining/living area, with the warmth of a freestanding wood fire and the convenience of ducted heating and cooling throughout · A separate massive formal lounge off the main living area, with an additional rumpus room at the other end of the house for extra guests or additional family members · The master bedroom boasts a luxury walk in robe, and an exquisite ensuite bathroom, complete with a freestanding bath, overlooking the lake · The four other bedrooms are expansive and generous in size, all with walk in robes and one of the bedrooms boasting another ensuite · Mud room, laundry, and an additional third toilet and direct access from the double garage · Beautiful parquet styled flooring, high quality carpets and double-glazed windows · Expansive and massive windows provide stunning rural views at all angles of the property · Outdoor amenities include: · Excellent shedding and storage for machinery. One shed is 14 x 7 meters converted to "manland", and the other is 18 x 13 metres with extra height · Watered by way of gravity fed troughs, a spring fed dam and as well as other multiple dams, backed up by water rights from the Tarwin River · Cleverly subdivided into 11 paddocks, with a central laneway and good fencing throughout, backed up by an electric unit · There is an old disused dairy, and new cattle yards with a loading race and crush · Annually the property has the tracks graded and maintained · Good fertiliser history also supports the ability to cut hay and silage · Blue gum shelter belts provide extra protection to the stock and there is also a Bluegum plantation · The land is undulating to steep but boasts fertile river flats and so much peace and tranquillity. This exceptional property is a true rural paradise, offering modern luxury living in a serene countryside setting. If it's time to create a new lifestyle for your family, then this is it! A private swimming hole in the Tarwin River for the kids, and lake to canoe on, and platypus and birdlife surround you. Make it yours today and experience a unique way of life. Call Kellie Thomas today on 0438 647 449