

**55 Mulhollands Road, Sarsfield, Vic 3875**



**Sold Acreage**

Saturday, 13 April 2024

55 Mulhollands Road, Sarsfield, Vic 3875

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 3 m2**

**Type: Acreage**



Daniel Schoeman

**\$748,000**

Embark on your dream rural lifestyle! Situated on a stunning undulating 8.89 acres, ideal for large animals, with spectacular views and amazing sunsets. This four-bedroom ranch-style home is a delight waiting to be yours. Positioned strategically to capture breathtaking northward views, the log-style architecture adds rustic charm to the experience. The living areas have plenty of natural light, and the well-equipped kitchen boasts an electric cooktop, stone bench tops, and wood-detailed cabinetry, providing scenic vistas over the adjacent National Park. Step into a home that's been well cared for, featuring polished slate flooring, a Blackwood timber kitchen with stainless appliances, and the added comforts of a fireplace and air-conditioning. Outside, the property is a haven of beauty with well-established gardens embracing the home. The expansive land is divided into 5 paddocks, all with water access, complemented by a large dam and a house paddock. The practicality continues with outbuildings, including a double carport with a brand-new shed recently installed. Key Property Highlights\* New Shed, 9m x 12m on a concrete slab.\* Rainwater tanks 20,000 litres x 2 and two new tanks with another 4,500 litres.\* Automated water troughs and a Dam\* Native wildlife and birds\* Five paddocks with electric fencing\* Horse arena\* House fully fenced and pet-proof around property\* Peaceful, natural, earthy textures.\* Close to - Bruthen, Lakes Entrance and Bairnsdale - yet far enough away from the rush. Seize the opportunity to make this your home sweet home, with ample rainwater tanks and town water connectivity. Don't miss out on this truly delightful property that's bound to leave a lasting impression and is extremely peaceful. Act now and live the rural dream you've always envisioned! Contact Daniel Schoeman on 0417 824 769 to book your private viewing. Statement. Act now and live the rural dream you've always envisioned! Contact DANIEL SCHOEMAN on 0417 824 769 to book your private viewing. \_\_\_\_\_ Due Diligence Checklist What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the due diligence checklist page on the Consumer Affairs Victoria website ([consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)). Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. \*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property are provided in the Section 32 / Vendor Statement.