

# 624 Weibye Track, Ruffy, Vic 3666



## Sold House

Wednesday, 23 August 2023

624 Weibye Track, Ruffy, Vic 3666

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 52 m2**

**Type: House**

## Contact agent

Approximately 130 acres with a blend of well fenced, cleared paddock and wonderful bush blocks for native wildlife & fauna. This property has spectacular views of the ranges and whoever takes the time to inspect will be blown away with what they see. The improvements are special with a rustic timber and iron cabin (fabulous weekender), comprising 2 bedrooms, kitchen, meals, dining with combustion wood heater, bathroom with shower, bath and toilet. The verandah looks out to the Ranges making a perfect place for that evening glass of wine before the sun sets. The iron shed is currently used as a 2 stand shearing/machinery shed. There is a set of steel stock yards including a crush and loading race. A 40' container has power connected and a round yard for the horse enthusiast. There are 4 dams on the property of which 2 are spring fed which is of course a great asset in dry conditions. The cabin is well supplied with rain water tanks and LPG gas stove and hot water. Throughout the year, the property get 38 inches of rainfall (approx). A well formed track meanders through and around the whole property with the back boundary being Maggie's Lane. The property sits among lovely neighbours on the boundaries. Contact Des O'Shea for your inspection on 0408 577 575.