

70 FERNLEA ROAD, Yallourn North, Vic 3825



Sold Lifestyle

Sunday, 24 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 46 m2

Type: Lifestyle

Contact agent

Offered for the first time in 50 years is your opportunity to secure tightly held Lakefront acreage. This exceptional 113-acre property on two separate titles is a canvas of natural beauty, offering captivating vistas and endless possibilities. If you've been looking for your dream rural lifestyle. You've found it. Property Highlights:- Charming open plan country-home with a Merbau wrap-around veranda and spacious deck, easily accessed through wide sliding doors creating an indoor/outdoor flow- Postcard views of Lake Narracan with the rolling hills of Tanjil South to the snow-capped mountains of Mount Baw Baw- 3 Bedrooms enjoying outlooks you won't find elsewhere- Modern kitchen with solid granite benchtops and Miele appliances- 3 large sheds, a home office, a separate small studio and lake camping hut- Five fully fenced paddocks perfect for farmers seeking a livestock income- Ample fresh water supply with over 40,000 litres of water storage*- Seasonal creek with spring-fed dams- Hobby 2 hectare fenced vineyard ready for reactivation- Private lakefront powered camping ground at the old Yallourn North gun club site on the property - Lake Narracan's endless summer fun for boating, jet skiing, and hover-crafting- Explore captivating views and secret tracks throughout the property on foot, quadbike or 4x4 fun- Subdivision opportunities for investors - currently on two separate titles!- Immediate holiday rental return

The Farmer's Paradise: This property offers 113 acres of endless potential for farmers. Five fully fenced paddocks, 900mm annual rainfall and an ideal water catchment in the heart of the property feeding 3 dams ensuring ample livestock and agriculture suitability. Currently used for beef steers, would also suit alpaca or sheep

The Savvy Investor's Dream: Investors, seize the opportunity! 2 titles!! Explore subdivision options and diverse land use possibilities. Caravan Park, Winery with Vineyard, Hot Springs, Cabin Retreat? This property's unique and diverse features along with its current value make it the only choice with immediate holiday rental options and a plethora of income stream possibilities.

The City Dweller's Retreat: Escape the city and savour the tranquillity of rural life. Ideally placed for travel from the eastern suburbs, it's a short 90 minute drive from the city. Enjoy Lake Narracan's water sports, the private camping ground, and breathtaking views from your country estate. Your perfect lock and leave holiday retreat awaits and Christmas with family and friends is at your farm this year! Don't miss out on this once in a generation opportunity that is one of eight acreages abutting Lake Narracan. Lake Narracan Estate awaits you and we look forward to showing you around.