

**71 Nillalook Lane, Barjarg, Vic 3723**



**Lifestyle For Sale**

Saturday, 27 April 2024

71 Nillalook Lane, Barjarg, Vic 3723

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 40 m2**

**Type: Lifestyle**



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**\$1,895,000 to \$1,950,000**

Buyers are sure to be impressed by this immaculately presented recently built modern brick home on approx. 100 acres, just off Harpers Road and 20 minutes from the town centre of Mansfield. Upon entering the property you will marvel at the panoramic view that unfolds before your very eyes! This impressive home sits proudly in a landscape that incorporates Lake Nillahcootie, Mt Samaria, The Warrenbayne Ranges and to the south east, Mt Buller - snow capped and shining brilliantly in the sunshine on a mid-winter's day. The modern and contemporary home is surrounded by a series of horse paddocks and prime grazing acreage. With an abundance of quality infrastructure, this farm boasts a newly built 5 bay shed with 1 bay (split into two) enclosed and lockable; 2 double horse shelters, 7 paddocks including the fenced creek area, with additional smaller horse paddocks nearer to the house. With stunning views across pastures to the Samaria Ranges and surrounds, the 5 bedroom open plan home is notable for its clever and simple design and very high standard of finish. Some of the premier features of the property include:

- Open plan living with large European kitchen featuring modern appliances
- 5 bedrooms, 2 bathrooms, spacious study, wrap around undercover verandas, large 2 car garage and second living /sitting area
- Separate spacious laundry with external door
- BBQ area and open patio with undercover entertaining area
- Ducted reverse cycle air conditioning system throughout plus 2 wood heaters - one inbuilt Euro Style
- Raised bed vegetable garden; chicken shed and run, tidy gravel driveway/parking area and there have been over 1200 native trees planted as well as feature ornamental trees along the driveway
- 24 x 9 x 3.6m shed with 2 x 22,500 litre rainwater tanks and 2 spring fed dams on the property
- Solar pump feeding from spring fed dam pumps to 22,500 litre header tank, supplying water to paddock troughs and garden
- Fertilizer history available

The features for this property really are outstanding and an inspection will be well rewarded. This is an ideal small farm for any agricultural pursuit, and with close proximity to the Rural Cities of Mansfield and Benalla and just over 2 hours drive to Melbourne, you are well positioned to enjoy all that the North East can offer. Where else can all these noteworthy features be found on 100 Acres - all within 21kms of the centre of Mansfield. Available for Sale \$1,895,000 - \$1,950,000. Please contact us today to arrange your inspection.