

**77 Liddell Road, Black Range, Vic 3381**



**House For Sale**

Monday, 13 May 2024

77 Liddell Road, Black Range, Vic 3381

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 13**

**Area: 32 m2**

**Type: House**



Adam Walker  
0353522303

**IBR: \$1,200,000 - \$1,300,000**

Sale By Fixed Date - Tuesday 11th June, 2024 at 12pm. Indicative Buyer Range \$1,200,000 - \$1,300,000. Experience the epitome of country living with breathtaking views of the Black Ranges and Grampians National Park from this spectacular lifestyle property. Just a scenic 11-minute drive to Stawell, 7 minutes to Lake Fyans, and a mere 20 minutes to Halls Gap, convenience meets tranquility in this idyllic setting. Perfect for families seeking a hobby farm with 80 acres of space ( 8.8 acres lease), this property offers the opportunity to run stock, horses, or even generate additional income from its 1850 olive trees. The quality-built home is thoughtfully designed to capture the stunning vistas, boasting a family-friendly floor plan and spacious living areas. The kitchen is a chef's delight with stone benchtops, a 5-burner cooktop, island bench, walk-in pantry, and charming country-style cabinets. Four generously sized bedrooms, including a huge master suite, provide ample accommodation, while a cellar awaits stocking with fine wines from local wineries. Direct access to the home from the 2m verandahs, massive open living room with a charming wood heater and zoned, ducted, R/C split-system for year round comfort. Entertain guests in style with multiple outdoor entertaining areas, including an orchard and veggie patch for farm-to-table dining experiences. Practical amenities abound, including a triple carport, 18m x 9m machinery shed, and a 4-bay open bay shed. With 6 well-fenced paddocks, this property is ready for livestock or agricultural pursuits. Abundant water sources include loads of tank water, a 4-meg dam for irrigation, untreated pipeline water, and much more. Don't miss this opportunity to embrace the quintessential Australian lifestyle surrounded by stunning natural beauty and endless possibilities. Whether you're seeking a peaceful retreat or a productive hobby farm, this property offers the ideal blend of luxury, convenience, and rural charm.