

**775 Ferbank-Glenaladale Road, Fernbank, Vic 3864**



**Sold Other**

Monday, 11 December 2023

775 Ferbank-Glenaladale Road, Fernbank, Vic 3864

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 14**

**Area: 105 m2**

**Type: Other**



Michael Enever

## Contact agent

The opportunity is now available to secure this arable property consisting of \*two hundred and sixty acres which includes an off grid three-bedroom, two bathroom dwelling four years young, and multiple shed infrastructure. The home has a northerly orientation and captures the district scenery from the elevated deck at the front of the home. Inside is open and bright with a generous open plan lounge, meals, and kitchen area boasting a walk-in pantry, split system and a free-standing wood heater. The master bedroom is well equipped with a walk-in robe and ensuite, and the other two bedrooms have access to the main bathroom, and separate toilet at the end of the hall. The laundry loops back around to the Kitchen and has plenty of storage and direct access to the veranda. Detached from the house there are multiple sheds, some lockup with concrete floors, and two skillion covers off the main shed, a shipping container and a three bay machinery shed with dirt floor, offering great undercover areas for workshop activities and or general parking and storage. The property is fully fenced and separated into \*nineteen paddocks all with stock water, and there are \*fourteen troughs in total all serviced by a stock and domestic bore with a submersible pump, and three dams. There is an excellent set of cattle yards with vet crush and concreted work area for safe livestock handling practices. The home totally off grid keeping living costs down with a solar and battery system which includes a generator backup if required, rainwater collection into tanks and or bore water also available for domestic uses, waste is septic system, and bottled gas for the cooktop and instant hot water. Rarely do larger rural holdings of land in this capacity become available in the Fernbank - Glenaladale Road region \*halfway between Bairnsdale and Sale, and particularly land with such improvements providing the immediate advantage of comfortable occupancy. Inspections are strictly by appointment only for qualified buyers. All enquiries contact Michael Enever 0458272797.\*approximately" The vendor reserves the right to remove the property from the market, and / or sell the property at any time prior to the conclusion of the advertised marketing campaign." Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.