

# 90 Rita Drive, Callignee, Vic 3844



## House For Sale

Friday, 24 May 2024

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**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 8**

**Area: 4 m2**

**Type: House**



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## Offers above \$799,000

Discover the perfect blend of tranquillity and spacious living with this stunning property, set on just over 11 picturesque acres with 330 metres of boundary running along the Callignee State Forrest. This expansive family home offers a unique lifestyle opportunity that, combines modern comforts with serene rural charm. The main residence features two generous living areas, providing ample space for relaxation and entertainment. The heart of the home is the large kitchen, equipped with a combustion oven and electric stovetop, ideal for both everyday cooking and hosting family gatherings. The cozy wood fireplace coupled with the addition of central heating and cooling, with two zone controls throughout the entire house ensures comfort throughout the year. With a large solar panel system, which significantly reduces energy costs and contributing to a more sustainable lifestyle. Furthermore, when required, the house is able to be completely ran off the grid. The master bedroom is complete with an ensuite for added convenience. Additionally, the other 3 bedrooms all have ceiling fans and built in wardrobes. The property includes a 2-bedroom bungalow, with services, which is perfect for guests, extended family, or even a rental opportunity. For those needing extra storage or workspace, the property boasts massive amounts of shedding. Providing a variety of uses that, could be customised to automotive enthusiasts, avid equine requirements, the hobbyist or for practical storage solutions. Enjoy outdoor living at its best, with a veranda providing a perfect spot for alfresco dining or relaxing, while taking in the scenic views. The fully enclosed alfresco area is perfect for year-round entertaining, ensuring you can host gatherings no matter the weather. Roller shutters on the windows provide added security and help to maintain a comfortable indoor temperature, adding to the overall sense of safety and comfort in this home. The onsite dam provides a secluded serene forest bathing experience, that needs to be felt. It provides an experience to touch base with nature, wildlife or to enjoy a picnic with friends and family. This property offers a rare opportunity to enjoy a country lifestyle with all the modern conveniences of Traralgon CBD only 15 minutes away. Additionally, hundreds of different trails, tracks and adventures await next door, in the State Forrest.