

**145 Old Strathbogie Road, Merton, VIC, 3715**

**McGrath**

**Acreage Semi-rural For Sale**

Friday, 16 August 2024

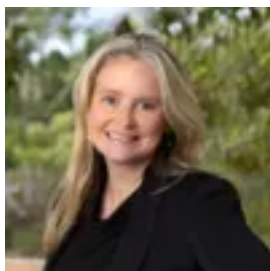
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: Acreage Semi-rural**



Kate McDougall

## Self Sufficient Sanctuary With Two Homes on 123 Acres

This property will put you under its charming spell from sunrise to sundown, just a short drive from the township of Merton. Three generations of families have enjoyed a magical lifestyle here with the Pickatooth Spring creek running through the property. This is a self-sufficient sanctuary without a neighbour in sight. There is a significant parcel of remnant and diverse native forest, filled with magnificent Blue gums, Manna gums and Peppermint. The varied understory of acacia, wild cherry and bursaria and many other smaller plants and native grasses make this property a natural wonderland.

The perfect hideaway and blend of countryside and bush, the main home's established surrounding gardens change with the seasons, setting the tone for garden parties on the lawns or the original tennis court. This is the perfect getaway for nature lovers, making a fantastic retreat for artists, writers, bird observers, musicians, bush walkers and environmentalists.

The main home itself greets you with a warm hug, thanks to the many windows that frame Mother Nature, with two dwellings this property offers flexible family living and the opportunity to potentially operate one as an Airbnb (STCA).

Walk around the natural wonderland, picnics Creekside by the tree-fern lined pools, you will soon feel your troubles disappear. There is the option and enough room to keep a few alpacas and a horse or two. The real hero here is the peace and tranquillity, the diverse range of native wildlife, and the many bird species, flora and fauna.

More to love:

- Much-loved character filled family home
- Separate guest house/cottage
- Secluded and completely surrounded by nature
- The main house has solar and mains power
- Two reverse cycle split systems
- Two wood heaters
- Private sunny courtyard
- Beautiful established gardens
- Abundance of fruit trees
- Water gravity fed from the natural spring
- Assortment of old sheds and large carport
- Unlimited firewood
- 30 Minutes from Mansfield
- Just under 2 hours from Melbourne

The feeling of seclusion and tranquillity is paramount and yet only 30 to 35 minutes from 4 significant rural towns