

**31 Mount Myrtoon Lane, Kariah, VIC, 3260**



**Rural For Sale**

Friday, 30 August 2024

31 Mount Myrtoon Lane, Kariah, VIC, 3260

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: Rural**

## Ultimate Lifestyle Opportunity Awaits

Designed for those seeking the ultimate lifestyle property, 31 Mount Myrtoon Lane will stop you in your tracks! Nestled in a quiet pocket of rural Victoria, whilst only a minutes drive to the picturesque township of Camperdown, this stunning property offers a serene lifestyle with all the conveniences of modern living.

### Property Highlights:

- Private setting on 31 Hectares - 76 Acres (approx.), offering an idyllic setting, fertile land with both peace and privacy.
- Enjoy a modern well equipped kitchen with lovely North facing rural views and direct veranda access, walk in pantry, island bench and dishwasher.
- Spacious living area to accommodate large family gatherings whilst offering wood heating along with split system controlling all climates.
- Deluxe central bathroom with floor heating, polished floorboards and large windows throughout, 3 spacious bedrooms, mudroom and second toilet.

### Outdoors:

- A versatile bungalow incorporating a bathroom, bedroom and living area; perfect for guests, working from home or a teenage retreat.
- Large shed with concrete floor, power, bar and sink. Second shed with shearing quarters, large storage, solar power, cattle race with crush and chook pen.
- Sealed, fully fenced tennis court. Raised veggie beds and landscaped gardens surrounding the house perfect for children and pets to roam.
- Well fenced arable land supplied by town water, currently leased but is available with vacant possession.
- This charming family residence is more than just a home, it's a lifestyle opportunity. With so much to appreciate at this property, we encourage you to contact the agent and arrange your inspection today.

For Sale by Expression of Interest closing Wednesday 2nd October at 4pm (Unless sold prior).