

# 63 Fisks Lane, Pearsondale, VIC, 3851



## Rural For Sale

Friday, 16 August 2024

63 Fisks Lane, Pearsondale, VIC, 3851

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## **Acreage property on the edge of town**

Welcome to 63 Fisks Lane, Pearsondale – a charming acreage property of 6.47 hectares (16 acres approx.) offering a blend of comfort and functionality in a picturesque rural setting on the edge of town.

This property is perfect for those seeking a rural lifestyle with the convenience of the shops and services of Sale only a short ten-minute drive away.

The home offers a spacious open-plan kitchen, dining, and living area. The living space features a timber vaulted ceiling, a cozy gas log heater, split system and ceiling fan for year-round comfort. The well-equipped kitchen, updated in 2018, boasts plenty of bench and storage space.

This property includes two good-sized bedrooms, one of which comes with built-in robes for added convenience and a second living space provides further space.

The updated laundry area offers plenty of room for additional storage leading through to the bathroom and toilet.

Adding to the versatility of this property is a separate studio/bedroom, equipped with an electric air conditioner, making it ideal for use as a home office, guest accommodation, or creative space. The lovely yard is adorned with established trees, including some fruit-bearing varieties, creating a serene outdoor environment.

Practical features of the property include town water and septic systems, a windmill, and a bore. For those needing space for projects or storage, it offers a variety of different sheds and workshops, including bays for a tractor and a boat. The cattle yard is equipped with a loading race and crush, making it suitable for livestock management.

The balance of the land is divided into three paddocks with a dam, providing ample space and resources for agricultural activities.

Additionally, there is a convenient school bus stop with a shelter located on the corner, making this property ideal for families.

Whether you're looking to manage livestock, or simply enjoy a serene rural lifestyle, this property will suit a range of buyers- contact us today to arrange a viewing.

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist)