



170 Bengworden Rd, Bairnsdale



## Edge of Town Hobby Farm with Nature Lover's Haven

This unique property has something for everyone on the edge of the Bairnsdale Township. There is considerable infrastructure on the 46 acres which is divided into roughly 14 acres of grazing paddocks and house yard plus 32 acres of native species plantation, grassland and wetlands. The three-bedroom home features a huge living room with cosy wood heater and feature dado walls. It has direct access to a large north facing timber deck complete with shade sail. This is a fabulous area for outdoor living and dining while enjoying the established gardens and watching the kids and pets in the secure house yard. The dining area is big enough for a 10-seater table. It also faces north with direct access to its own verandah. The kitchen is well equipped with lots of storage and island bench. The main bedroom has a pleasant view overlooking the garden and beyond. The ensuite has been updated in recent years and there is a second ensuite in the guest bedroom with the third bedroom having garden views as well. The bathroom next to the laundry caters for the rest of the family and guests. A garage under the roofline has space for two vehicles with access from its own concrete driveway and pad for easy turning.

There is a separate entry to the property with vehicle access leading to a large farm shed with six open bays, a lock up area and self-contained studio/bedroom with both kitchen and bathroom facilities perfect for additional accommodation or work from home office. Leading from the shed there is a fenced laneway making it easy to move stock between the grazing paddocks suitable for a few cows, horses, sheep or alpacas.

 3  3  8  46.00 ac

<b>Price</b>	\$1,200,000
<b>Property Type</b>	Residential
<b>Property ID</b>	78
<b>Land Area</b>	46.00 ac

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

VAN REYK REAL ESTATE  
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For the nature lover, there is an area protected by a covenant to preserve its natural beauty and to be a habitat for native wildlife attracting over 100 species of birds including magnificent Wedge-tailed Eagles, Yellow-tailed Black Cockatoos and many types of honeyeaters, echidnas and occasional kangaroos. There is constructed wetlands, native grasslands with fringe orchids and Billy Buttons plus regenerating Red Gum Plains Woodlands.

For further details or an inspection contact Dennis van Reyk on 0409 524 780 at VAN REYK REAL ESTATE BAIRNSDALE.

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