



9 Clues Rd, Johnsonville



## Stunning Timber Home with Tambo River Views – A Unique Property

Nestled just 100 meters from the serene Tambo River and the Johnsonville Boat Ramp, this exceptional timber home offers a unique blend of charm, character, and modern comforts. Built in 2017 and designed with meticulous attention to detail, the residence boasts high-quality materials and a versatile layout to suit diverse family needs.

### Key Features:

- **Timber Construction & Design:** The home features beautiful cedar weatherboards under a wrap-around verandah, complemented by a Baltic pine interior and Western Australian Jarrah floorboards. Australian hardwood internal doors and an American oak kitchen with a classic Rayburn slow combustion stove with a hot water jacket enhance the home's rustic appeal.
- **Bedrooms & Living Spaces:** Two bedrooms offer river views, while four distinct living and dining zones provide flexibility for various uses, catering to both relaxation and entertainment. (A floorplan will be available shortly, please contact us for a copy)
- **Energy Efficiency:** Equipped with an evacuated tube solar hot water system, electric boost, and the option to use the Rayburn cooker for heating water, the home ensures reduced utility costs. Additional

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Price	\$895,000
Property Type	Residential
Property ID	94
Land Area	1,109 m2

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

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features include town water connection, rainwater tanks, two solid fuel heaters, and two reverse cycle air conditioners for year-round comfort.

- **Bathroom Amenities:** The bathroom combines tiled and wooden features, highlighted by a clawfoot bath – perfect for unwinding while enjoying the tranquil surroundings.
- **Outdoor Living:** Enjoy morning coffees on the front verandah overlooking the Tambo River or dining in the north facing patio. The property offers direct boating access via the nearby ramp, ideal for exploring upstream or venturing into the Gippsland Lakes downstream.
- **Extensive Storage & Workshop:** For enthusiasts with caravans, trailers, or equipment, the 4-bay garage (8m x 13.1m) includes a lock-up room, shower, toilet, and a mezzanine floor with a hoist. An additional 8m x 3.1m lean-to provides further storage options.

This unique property harmoniously blends traditional craftsmanship with modern amenities, all set in a picturesque riverside location. Opportunities like this are rare and not to be missed.

#### **Contact Information:**

For more details or to schedule a viewing, please contact Dennis van Reyk on 0409 524 780

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