

SOLD



180 Margetts Road, Flowerdale



## ULTIMATE PRIVACY WITH VIEWS

- 3 bedrooms, 2 bathrooms
- double lock-up garage
- 50 acres (approx.) with dam
- access right around the property

Presenting 50 acres of serene bushland overlooking the valleys of Glenburn. This property offers a variety of ambitions and the chance to secure a private acreage holding away from the busyness of urban life.

The property provides a large dam which is full all year, and stands of healthy eucalyptus which are interspersed with natural grassland. The property is a prime example of sclerophyll forest, with a mixture of silver gum, grey gum, messmate and other native species.

Set overlooking the hillside, the 3 bedroom, 2 bathroom homestead with double lock-up garage is well-built with truss

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**Price** SOLD for \$910,000  
**Property Type** Residential  
**Property ID** 392  
**Land Area** 192,581 m<sup>2</sup>

**Agent Details**  
 Rob Verhagen - 0448 820 022

**Office Details**  
 Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
 0407 531 226

**Integrity**

roof and concrete stumps. It has been built for low maintenance. The house is also north-south facing.

The property is a short drive to Yea, the area's main service hub, and only a 45 minute commute to Lilydale, if you work in the suburbs.

Features of this home include:

- king-sized master bedroom with walk-through robe and en suite
- 7 kw split system
- Blackwood timber features in the kitchen
- Jarrah timber wrap-around verandas
- Shiraz vineyard and mature fruit trees including: berries, apples, peaches, apricots and plums

A very tightly held property, with only two owners since the home was built, this property has been reasonably priced, is in a stunning location, and represents enormous value for anyone seeking a rural lifestyle. Whether its conservation or another use, you will find 180 Margetts Road in supply of the materials for a dream country escape.

Text 180MARGETTS to 0448 820 022 to seize your opportunity.

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