



28 Pheasant Creek Road, Pheasant Creek

Integrity



## Simple, Solid & Set on 3 Acres

Set on approx. 3 acres (11,275m<sup>2</sup>) in peaceful Pheasant Creek, this practical and well-set-up property delivers the space, infrastructure and lifestyle flexibility many buyers are chasing - without the fluff.

The home itself is a straightforward, hardieplank-style build on stumps offering comfortable everyday living and easy maintenance.

The floorplan is functional and easy to live in, with three bedrooms all with built-in robes, a central bathroom, separate toilet, dedicated laundry room and a generous living zone that connects through to the kitchen and dining area.

Comfort is covered year-round with three reverse-cycle air conditioners plus a wood heater in the main living space.

Outside, you've got both a front verandah for relaxing and a

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**Price** \$870,000 - \$900,000

**Property Type** Residential

**Property ID** 819

**Land Area** 11,275 m<sup>2</sup>

### Agent Details

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### Office Details

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covered patio at the rear for entertaining, along with an additional undercover carport area.

The block is where this property really pulls its weight.

Mostly fenced with high quality mesh fencing and set up for a semi-rural lifestyle, it includes:

- A large 6m x 12m shed with concrete floor and power
- 80,000L water storage plus a drinkable spring water bore
- Established veggie garden, greenhouse and orchard
- Open paddock space suitable for small-scale grazing or hobby farming

The garden and orchard are mature and well established with an enviable and extensive collection of heritage fruit varieties including rare cider apples and perry pears, offering a productive base and fresh produce for harvest from day one. .

There's also existing infrastructure for animals, including a secure fenced yard perfect for keeping your canine companions safe and secure sheds for keeping poultry.

Additional features include:

- Mitsubishi split systems x3
- Saxon wood heater
- Thermann hot water system
- Grundfos pressure pump

Located in sought-after Pheasant Creek, you get the quiet, space and community feel of a rural setting while still being within reach of Whittlesea, Kinglake and major arterials.

This is a no-nonsense lifestyle property with the essentials already in place-move in and make it your own.

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