



123 Yarragon - South Road, Yarragon

5  3 

20 Lush Acres & 2 Dwellings!

**\*\*INTERACTIVE TOURS AVAILABLE FOR BOTH DWELLINGS. THE SECOND DWELLING INTERACTIVE TOUR CAN BE FOUND UNDER EXTERNAL LINK\*\***

It is with much pleasure that we present to the market this truly spectacular grazing/lifestyle property, nestled within the foothills of the majestic Strzelecki Mountain Ranges, located an approximately 121kms drive east from central Melbourne and only a 5 minute drive from the bustling township of Yarragon. Set upon a picturesque approximately 20 acres of botanical beauty the property is host to a substantial main residence, gorgeous guest house with fantastic swimming pool enclosure, new high clearance barn style shed, lined utility shed, cattle race & yards, spring fed dam, plus the whole property is excellently fenced.

The main residence is a warm hearted 4 bedroom, 2 bathrooms, 2 living room, haven of comfort and privacy. The spacious kitchen and open plan dining/family areas are awash with natural light and maximise the beautiful views out across the farm to the ranges beyond.

The guest house dwelling, not far from the main house welcomes you with an expansive veranda which opens to a vast open plan family/dining/recreational area and open plan kitchen/bar with stunning timber floors, huge bedroom suite with walk in robe and bathroom. Sliding doors off the family/dining/recreational area opens to an amazing expansive deck with inbuilt pool with covered cabana at one end and his and hers change room/toilet facilities. WOW!

Both dwellings rest peacefully within a private, picturesque garden setting of mature trees, shrubs and rolling lawns.

The acreage is softly undulating and also has access to the rear paddocks from a no through road and the whole farm is visible from the main residence.

This exemplary property has all of this and so much more that only on inspection will be fully appreciated! So call us to book yours today!

 20 acre

**\$1,100,000**

ID# 32013110023



**Carmen Christie**  
0402 042 120



**Stuart Brock**  
0407 610 700

## 123 Yarragon South Road, Yarragon

Main house

Approx. 46.5 Sq's URL



Guest house

Approx. 21.8 Sq's URL



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