



1394 Old Sale Road, **Buln Buln**

Picturesque Approx. 40 Acre Farmlet/Grazing Property

Perfectly located only 10 kms from the township of Warragul and a short drive from the rural hamlet of Buln Buln, this approx. 40 acre property is set amidst some of Gippslands most fertile and spectacular farming regions.

This picturesque property is well fenced, the land is tractable, PLUS at every turn there are spectacular jaw dropping mountain and valley views.

The homestead is privately positioned on an elevated site so to captures those stunning views and comprises, 3 generous bedrooms, large kitchen with breakfast bar and loads of storage, open plan family/dining room, separate lounge room and laundry/mudroom.

The property has 2 separate driveways, plenty of vehicle parking and turning area and various sundry shedding.

Don't delay, call us today to book your private inspection and don't forget to bring your gumboots so you can take a walk over this beautiful property and really take in what is on offer.

You will love it!

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\$1,270,000

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