



## Bairnsdale, 715 Bairnsdale/Dargo Road

STUNNING NEW CONSTRUCTION WITH MODERN AMENITIES & SPACIOUS LIVING ON 50 ACRES

Introducing this exquisite property that offers a rare combination of luxury, comfort, and convenience. The farm homestead, built with the detailing and craftsmanship of an earlier era, such as wide reclaimed timber floorboards, was completed in 2021. This magnificent home boasts an impressive 248 sqm of internal living space, with a total footprint of 423.44 sqm.

The house is suitable for people with impaired mobility, with no thresholds, flush flooring throughout, including the wide, no-door showers, each with a built-in bench seat, wide hallways, double door access to each verandah area and a suitably sloped ramp access to the east side of the home.

The house features double thickness external walls with double insulation, double glazed timber windows and doors, a 6-star energy rating, and BAL 12.5



**For Sale**

Please Call

**View**

[ljhooker.com.au/162SFBF](https://ljhooker.com.au/162SFBF)

**Contact**

**Kylie Smith**

0409 530 842

[ksmith@ljhookerbairnsdale.com.au](mailto:ksmith@ljhookerbairnsdale.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bairnsdale**  
**(03) 5152 4172**

compliance. The 3-meter ceiling heights to the lounge, dining, and kitchen and 2.7-meter ceiling heights to the pantry, bedrooms, bathrooms, and laundry create an airy and spacious feel. The underfloor heating to all tiled areas and central air conditioning with zoned heating/cooling to all rooms make this house comfortable year-round. The Regency 900 mm Gas log fire to the lounge room and slow combustion wood heater in the dining room add a cozy and inviting touch.

The kitchen is a chef's dream with a 1100 Falcon Classic gas/electric range, custom hand-painted cabinets, soapstone countertops, and fully integrated Miele dishwasher. The farmhouse sinks in the kitchen and butler's pantry, along with the Carrara marble topped vanities in the bathrooms, exude timeless elegance. The house also boasts a heat pump hot water service in the roof space, TV points in all bedrooms, lounge room, and dining room, and motion sensor night lights to the hall and ensuite. The recently established vegetable and picking garden and separate orchard offer ample space for green thumbs to thrive.

The heritage shed has been updated in 2018 and features a skillion feed/vet room with kitchenette facilities, tack room, fully enclosed secure storage area, and external gas hot water horse wash facilities. The farm office with satellite NBN and fully serviced bathroom/laundry provide additional space for work or leisure. The machinery shed is a unique design with two high clearance drive-through bays, a central open fronted bay (into which horse stable units could easily be inserted), and a concreted internal workshop pad with electricity connected. The support beam for a mezzanine floor offers potential additional storage space, and rainwater and river water are available.

The 50 acre property includes 140,000 litres of rainwater storage in galvanized tanks servicing the house through a filtration and UV treatment unit, and 80,000 litres of river water storage in plastic tanks for the stock and garden, filled by a licensed pumping scheme. Piped water to paddocks, two surface dams, four 1-acre horse paddocks with timber paddock shelter sheds, electric horse fence with sighter wire or equine mesh fencing for stock safety, and Norton cattle yards with forcing race, vet crush, and loading ramp, and piped water supply, complete this stunning estate.

Don't miss this rare opportunity to own a breathtaking property that has everything you need for a modern, comfortable, and luxurious lifestyle. Contact us today to schedule a private tour.



## More About this Property

<b>Property ID</b>	162SFBF
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	50 acre
<b>Including</b>	Ensuite Study Toilets (3) Deck Dishwasher Floorboards

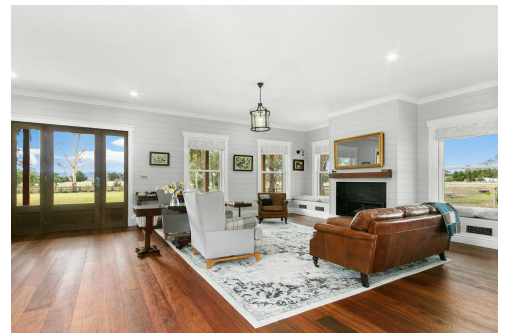
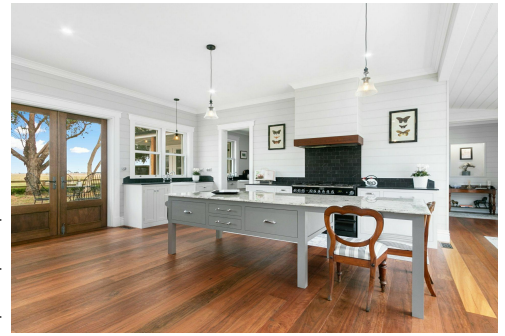
### Kylie Smith

Sales Consultant | [ksmith@ljhookerbairnsdale.com.au](mailto:ksmith@ljhookerbairnsdale.com.au)

### LJ Hooker Bairnsdale (03) 5152 4172

195 Main Street, BAIRNSDALE VIC 3875

[bairnsdale.ljhooker.com.au](http://bairnsdale.ljhooker.com.au) | [bairnsdale@ljhookerbairnsdale.com.au](mailto:bairnsdale@ljhookerbairnsdale.com.au)



**LJ Hooker Bairnsdale**  
**(03) 5152 4172**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.