







23 Murphys Lane, Bruthen

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UNIQUE RIVERFRONT LIFESTYLE PROPERTY IN THE HEART OF BRUTHEN

Discover a rare opportunity to secure approximately 12 acres of productive riverfront land in the picturesque township of Bruthen. Boasting direct frontage to the beautiful Tambo River, this exceptional lifestyle property combines privacy, history, and outstanding recreational appeal in one truly unique package.

Set behind established trees and mature gardens, the property offers a peaceful and secluded setting while remaining just moments from the heart of town. The fertile river flats provide highly productive paddocks, ideal for grazing or hobby farming, while a large horse arena is ready for equestrian enthusiasts.

Adding to its unique character, the iconic East Gippsland Rail Trail passes through the property, creating two separate parcels of land and providing immediate access to one of the region's most popular walking and cycling trails right from your own gate.

The comfortable three-bedroom home features an updated bathroom, a functional kitchen, and the warmth of wood heating, creating an inviting atmosphere throughout the cooler months. A spacious north-facing undercover deck provides the perfect place to relax, entertain family and friends, or simply enjoy the tranquil rural outlook.

FOR SALE
$880,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

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Vehicle storage is well catered for with a four-bay carport, complemented by an additional two-bay carport ideal for trailers, caravans, or extra equipment.
Rich in local history, the property was originally established as a dairy farm. The original dairy building has been thoughtfully transformed into a charming two-bedroom self-contained flat, providing excellent guest accommodation, space for extended family, or potential supplementary income.
Properties of this calibre, offering productive river frontage, exceptional privacy, equestrian facilities, and a fascinating historical legacy, are rarely available. This is an outstanding opportunity to embrace the very best of East Gippsland's sought-after lifestyle living.











MORE DETAILS

Property ID	1973FBF
Property Type	AcreageSemi-rural
Land Area	4.78 hectare
Including	Toilets (1)
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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