



24 Gardam Court, Bruthen




PRIVATE OFF-GRID SANCTUARY ON 20 ACRES OF NATIVE BUSHLAND

Set in a peaceful north-facing position and surrounded by just under 20 acres of beautiful native bush, this fabulous off-grid retreat offers the perfect balance of serenity, sustainability, and modern comfort—all less than 20 minutes from the shops and services of Bairnsdale.

Built in 2022 by a quality local builder, the Colorbond home has been thoughtfully designed for a relaxed, practical lifestyle. At its heart is a stylish and spacious kitchen featuring a large island bench, generous storage, dishwasher, and a beautiful glass splashback framing views onto your own land. The home includes three comfortable bedrooms, a functional family bathroom, wood heating for cosy winter nights, and a reverse cycle split system for year-round comfort.

Enjoy your mornings on the inviting north-facing verandah while taking in the peaceful surrounds. The property is fully off-grid with an impressive 24kW solar system with batteries, ample water storage, and a dam. A small shed and a shipping container provide additional storage, while the large netted established veggie gardens and orchard make self-sufficient living a reality.

A Trust for Nature Covenant safeguards the property's natural

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FOR SALE

\$620,000

VIEW

By Appointment

AGENTS

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AGENCY

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 **LJ Hooker**

bushland, permanently protecting its native plants, wildlife, and habitats, while the cleared land surrounding the home (approx. 3.5 acres) remains outside the covenant. Whether you're seeking a private weekend escape or a permanent country lifestyle, this exceptional property offers tranquillity, natural beauty, and modern convenience in one complete package.

MORE DETAILS

Property ID	18JBFBF
Property Type	AcreageSemi-rural
Land Area	7.84 hectare
Including	Toilets (1)
	Dishwasher
	Solar Panels
	Water Tank

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