



## Bruthen, 49 Station Road

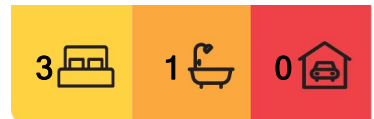
### CHARMING COTTAGE ON THE EDGE OF BRUTHEN

Step inside this beautifully renovated Railway Cottage and fall in love with its perfect blend of old-world charm and modern convenience. Located adjacent to the rail trail and on the edge of the Bruthen township, the home enjoys captivating views over the Tambo River flats and offers exceptional street appeal.

The interior of this unique property is bright and airy. The high ceilings and combination of modern flooring and original timber floorboards, create a warm, inviting atmosphere, while the thoughtful renovations make every corner of this home contemporary and functional.

The cottage features three good-sized bedrooms, offering plenty of room for family or guests. The bathroom is modern, with a walk-in shower adding a touch of luxury. The open plan living and dining areas are designed for comfort and relaxation.

The reconditioned 1915 Rayburn wood stove is in excellent condition and combined with the open fireplace make this the heart of this home. Ideal for winter heating and cooking, perfect for the family roast or making preserves from your own fruit. The addition of a split system unit ensures for year-round climate control.



**For Sale**  
\$525,000

**View**  
By Appointment

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



The country-style kitchen has been thoughtfully renovated, boasting stylish features, and an island bench that provides extra workspace for cooking and entertaining. A charming sunroom adjoins the living area, offering a peaceful space to unwind or entertain guests. Set on almost a quarter-acre, the fully secure yard is a gardener/organic food lovers paradise, including a dedicated veggie patch perfect for growing your own produce in rich river flat soil. In addition, there is variety of established fruit trees providing year-round seasonal supply.

Enjoy outdoor living with the north facing veranda at the front of the home and a courtyard area at the side, providing a variety of spots to sit and relax while taking in the serene established gardens. Especially pretty in the autumn. A bungalow on the property adds extra storage options, office or guest room further enhancing the functionality of the space. The home has been meticulously maintained with a new roof, gutters, and upgraded plumbing and electrical. The back section of the home has been restumped, ensuring lasting stability. Both exterior and interior have been repainted.

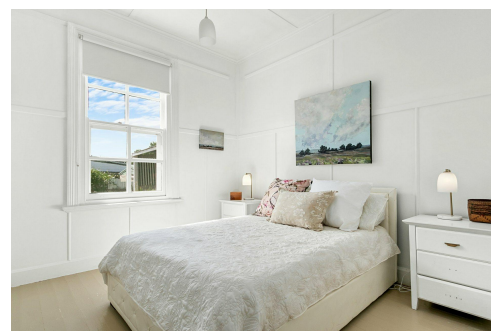
Built in 1915 by Victoria Railways this house was built to last. The property continued to be maintained by the railway for the first 50 years, and now has been restored with love and attention to detail, ensuring this special piece of Bruthen history continues to stand strong. With its stunning views, thoughtful renovations, and prime location, this charming Railway Cottage is a rare find. Don't miss the opportunity to experience it for yourself&mdash;you'll be truly impressed by both the home and the breathtaking surroundings.

## More About this Property

<b>Property ID</b>	17ZGFBF
<b>Property Type</b>	House
<b>Land Area</b>	993 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1)

**Kelly Quirke 0427 064 816**  
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