

## Flaggy Creek, 50 Lower Flaggy Creek Road

Dual homes on acreage almost off grid

Retreat from the world into this unique property that features both clear, fenced paddocks as well as uncluttered bushland with creek access. There are multiple options for buyers, a great family hobby farm for those who enjoy the outdoors, a retreat from the outside world for multiple generations, or the cottage can be a short term rental for additional income.

Property features

- Large hydroponic green house and multiple raised garden beds
- Multiple fruit trees including blueberries and citrus
- Man cave/she shed
- 32 solar panels provide 12kw power and good speed internet access
- Total 40 acres, 20 fenced grazing or cropping land, 20 bushland
- A seasonal creek runs through the property with a small dam
- Water license for 2.2 megalitres with 30,000 litre tank and pumps



**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.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/16HEFBF](http://ljhooker.com.au/16HEFBF)

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



Large 4 bedroom home has a modern country charm:  
Generous bedrooms with high ceilings and built in robes, ensuite and separate bathroom.  
Modern open plan kitchen with original slow combustion stove in addition to conventional wall oven continues into a walk through pantry and storage. Bright and spacious living room with additional living spaces of an enormous enclosed outdoor living area on southern side of house as well as a rumpus room with plumbing and storage room.

Additional 2 bedroom unit for family or income:

Separately fenced off to keep pets and kids away from livestock this unit has been tastefully refreshed, with a modern bathroom and galley kitchen with an open plan dining lounge. High ceilings keeps the unit bright and light whilst the split system keeps the whole place comfortable year "round. The two bedrooms are bright and spacious. The home is well insulated and lined for sustainable living.

This amazing lifestyle property is 20 minutes from Bairnsdale yet you feel like you are a long way from anywhere. If you can see yourself in this environment, contact Veronica Davies on 0477 961 338 for an inspection.

## More About this Property

<b>Property ID</b>	16HEFBF
<b>Property Type</b>	House
<b>Land Area</b>	40 acre
<b>Including</b>	Toilets (3)

### Veronica Davies 0477 961 338

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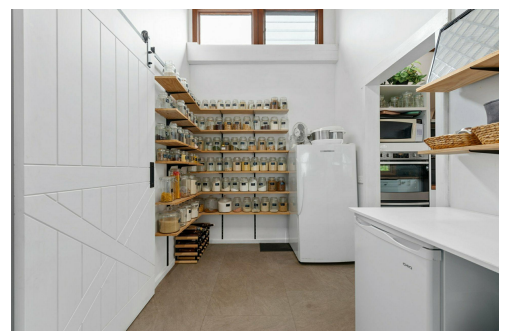
### Kylie Smith 0409 530 842

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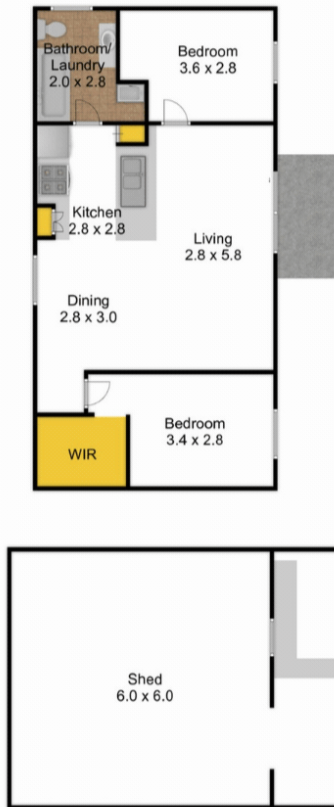
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