



39 Hollands Landing Road, Hollands Landing

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## OFF GRID LIFESTYLE NEXT TO LAKE VICTORIA

Looking for a tree-change or your own off-grid getaway? This older-style Hardiplank home has loads of potential, given that new builds are not permitted in Hollands Landing, this property is a unique opportunity. With Crown Reserve beside the block and behind the block the only thing between you and the lakeside beach is the scrub. Inside, the home has one official bedroom and a couple of extra rooms currently set up with beds as a holiday home would be.

There's a small study and an older-style bathroom that features the original wallpaper! The open dining and kitchen area is simple and functional, with gas cooking but lots of potential to refresh. A large lounge room with solid fuel heating is bright and spacious- a great gathering space for friends and family.

Being off grid the solar panels are connected to 12 volt batteries and there are original gas lamps so if this is to be a permanent home, there would need to be some upgrades.

Outside there is a lot of infrastructure just wanting some TLC:

- 7x8m breeze block garage
- 2x2m Hardiplank shed that houses the battery setup
- 4x3m bungalow
- 1x 10,000l concrete tank, 1 x13,000l polytank and pump
- Chook house

**FOR SALE**

Please Call

**AGENTS**

Veronica Davies

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**AGENCY**

LJ Hooker Bairnsdale

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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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All contents of house and sheds are included in the sale.

A 5 minute drive to the boat ramp, a 2 minute walk to the lake, this is a fishermans' delight.

For the right buyer, it's a unique chance to secure a peaceful, off-grid lifestyle with real character and room to make it your own.

## MORE DETAILS

Property ID	188NFBF
Property Type	House
Land Area	641 m2
Including	Toilets (1)
	Fire Place
	Deck
	Workshop
	Built-in-Robes
	Secure Parking
	Solar Panels
	Water Tank

**Veronica Davies 0477 961 338**

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