



1035 Princes Highway, Nicholson

LIFESTYLE PROPERTY WITH DUAL OCCUPANCY

Views of the Gippsland lakes make this lifestyle property something special. On 6.5 acres it's a short walk to the local primary school, the Nicholson River and Pub yet has everything a multi generational family or work from home tradie would need. As an acreage property there is potential for those wanting to raise animals, keep horses or even utilise the existing shedding for storage of a trade business equipment. Even though the property is on the highway, once inside the traffic noise is rarely heard.

Main home:

- 3 bedroom, 2 bathroom
- 2 car enclosed carport
- Rumpus or home office
- Open plan kitchen dining living
- Kitchen upgrades include dual drawer dishwasher, induction cooktop with Schweigen silent rangehood.
- Windows with comfort glass not only improve energy efficiency it reduces external noise.
- Solid fuel heater in lounge with heat exchange
- Split system air conditioner in lounge
- Separate powder room

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FOR SALE
\$890,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Bairnsdale
(03) 5152 4172

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- North facing master bedroom has split system and ensuite
- 2 family bedrooms feature built in robes.
- 22 Solar panels with batteries- 10kwh
- Solar hot water service
- Multiple water tanks

Granny flat:

- 2 bedroom 1 bathroom
- Generous open plan kitchen dining
- Both bedrooms have built in robes
- Combined laundry bathroom, separate toilet
- North facing deck

Property features:

- Town water
- Bore water with pump for garden
- Fire protection on roof
- Barn style shed and additional carport for van
- Multiple external sheds for tack rooms or storage
- Aviary could be converted to greenhouse
- Fully fenced for animals
- Dam

This versatile Nicholson property is perfectly suited to families, those seeking a dual living setup, or a tradie wanting storage. This home has plenty of space indoors and out. Call Veronica Davies for a viewing.

MORE DETAILS

Property ID	18G9FBF
Property Type	House
Land Area	6.47 acre
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank
	Solar Hot Water

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Sales Consultant | vdavies@ljhookerbairnsdale.com.au

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