

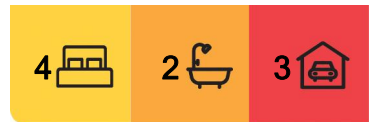


## Nicholson, 120 Howletts Road

### QUALITY FAMILY HOME OFFERING MAGNIFICENT VIEWS

Discover your dream family home nestled on 7 beautiful acres, offering breathtaking 360-degree views of the surrounding landscape and Gippsland Lakes. The spacious 4-bedroom residence provides the perfect blend of comfort and practicality, with a large rumpus or games room and two generous living areas. The mudroom at the entry creates a practical storage space. Each of the four bedrooms comes with built-in robes, and the family bathroom, along with an ensuite to the large master bedroom, ensures convenience and privacy for all. Stay cosy during the colder months with wood heating, and enjoy year-round comfort with reverse cycle air conditioning throughout the home.

The fully renovated kitchen is the heart of the home, featuring a large island bench, wall oven, electric cooktop, dishwasher, and ample storage space. From here, you can take in stunning rural and lake views that enhance the cooking experience. The dining area is designed with a large feature window, perfectly positioned to offer you unobstructed views of the lakes. Step outside to the expansive north-facing undercover entertaining area,



**For Sale**  
\$775,000

**View**  
By Appointment

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where you can relax while enjoying panoramic views of the property and the mountains beyond.

For those in need of storage, this property is equipped with a 9x4.6m shed, several garden sheds, and a 3-car carport. The land is divided into two paddocks, providing space for livestock or other outdoor activities. Ample tank water ensures that you have all the resources you need, while well-established gardens surround the home. This property offers a serene and peaceful lifestyle, making it the perfect family oasis. It's time to move in and enjoy all the charms this magnificent home has to offer!

## More About this Property

<b>Property ID</b>	17ZXFBF
<b>Property Type</b>	House
<b>Land Area</b>	2.99 hectare
<b>Including</b>	Ensuite Toilets (2) Courtyard Dishwasher Workshop Built-in-Robes Fully Fenced Water Tank

**Kelly Quirke 0427 064 816**

Sales Consultant | [kquirke@ljhookerbairnsdale.com.au](mailto:kquirke@ljhookerbairnsdale.com.au)

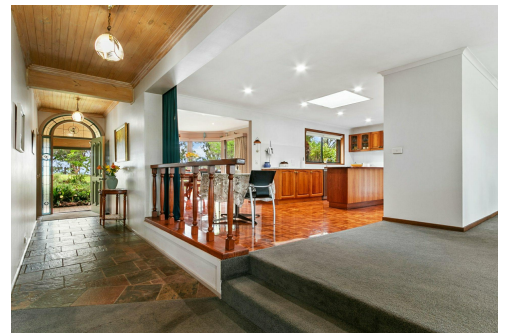
**Carly Hine 0418 307 288**

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