



431 Stephenson Road, Nicholson

## 16 ACRES OF LIFESTYLE PROPERTY WITH AMPLE SHEDDING

Set on a gently undulating block that rolls back to a gully with a seasonal creek, this neat and well-maintained Nicholson property offers a peaceful rural lifestyle with excellent infrastructure. Ideal for horse enthusiasts, tradies needing shedding or those seeking space and functionality, the property includes a comfortable family home, separate bungalow and multiple sheds. With established fencing, generous water storage and practical outbuildings, it presents as a versatile property ready to enjoy while offering flexibility for a range of lifestyle pursuits.

### Property Features:

- Town water plus 80,000L water tank with new 10kL pump
- Power connected with 16 solar panels
- Garage 12m x 8m with carport extension 6m x 6m
- Tack shed 3m x 2.6m
- Stable 3.8m x 5m
- Carport 6 x 9m
- Galvanized iron shed 2.8m x 10m with lean to 5m wide
- Work shed 15m x 9m- 9m wide open, 6m lined & enclosed

4 3 10

### FOR SALE

\$860,000

### VIEW

By Appointment

### AGENTS

Veronica Davies

0477 961 338

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### AGENCY

LJ Hooker Bairnsdale

(03) 5152 4172

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- workshop
- Dual entrance and circular drive
- Established vegetable garden and fruit trees
- Concrete troughs
- 16 acres undulating country with cleared and vegetated land.

#### Home

- Large open plan living dining kitchen
- Country style kitchen
- 2 generous family bedrooms with built in robes and fans
- Large Master bedroom with walk through robe and ensuite
- Solid fuel heater with heat exchange unit
- Verandah along the northern side
- Deck on southern side
- 16 Solar panels

#### Bungalow

- 3 rooms with ensuite
- Own water tank

This well maintained, versatile property is move in ready for those wanting space and storage. A short drive to either Nicholson to Tambo Upper Primary School, its great for families. Whether you're looking for space for horses, sheds for storage and projects, or simply a peaceful lifestyle property, this holding offers something for a variety of buyers, call Veronica Davies for an inspection 0477 961 338.

### MORE DETAILS

Property ID	18WCFBF
Property Type	House
Land Area	6.5 hectare
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Fire Place
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

**Veronica Davies 0477 961 338**

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