



173 St Columba Falls Road, Pyengana

## Lifestyle & Investment Combined in a Scenic Rural Setting




Wake up to rolling green vistas and the sound of birdsong in this character-filled four-bedroom, two-bathroom home, where country living feels both grounded and refined.

Designed for easy, lived-in comfort, the home offers four well-proportioned bedrooms with flexibility for family life, guests, or a dedicated home office. Two thoughtfully positioned bathrooms support the practical flow of everyday living, while multiple living zones create space to come together or spread out as needed. A wood heater in the main living area adds both warmth and ambience, creating a cosy focal point through the cooler months.

At the heart of the home, the main living area opens seamlessly onto a wide timber deck - an inviting space for entertaining, weekend barbecues, or simply unwinding with a glass of wine as you take in the uninterrupted rural views. A sheltered courtyard adds another dimension to the outdoor living, providing a more private, protected space ideal for year-round enjoyment.

Completing the package is a secure single garage, offering space for one vehicle along with additional room for storage or a small workshop setup.

Currently operating as a rental, the property also represents a proven investment opportunity, offering immediate income potential for

4  2  3 

**FOR SALE**  
\$525,000

**VIEW**  
By Appointment

### AGENTS

Gayle MacDonald  
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### AGENCY

LJ Hooker St Helens  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

buyers looking to expand their portfolio or secure a home with an established return.

There's a sense of calm here that's hard to replicate - private, yet not isolated, with space to breathe and room to enjoy the lifestyle that only a country setting can offer. This is a home that balances comfort, function, and setting in all the right ways.

Contact me today to secure your private viewing

## MORE DETAILS

Property ID	Q6DFN1
Property Type	House
House Size	143 m2
Land Area	1699 m2
Including	Ensuite Deck Workshop Built-in-Robes Fully Fenced Water Tank

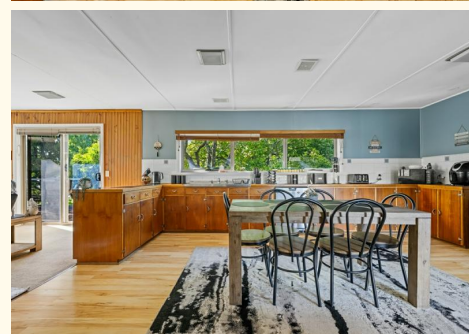
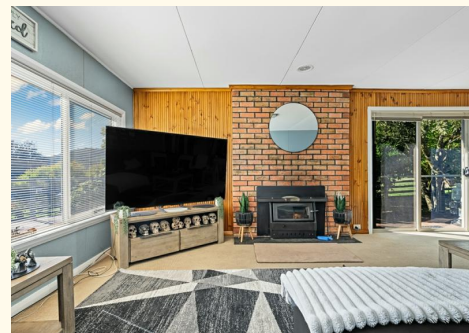
**Gayle MacDonald 0424 831 915**

Property Consultant | [gmacdonald.sthelens@ljhooker.com.au](mailto:gmacdonald.sthelens@ljhooker.com.au)

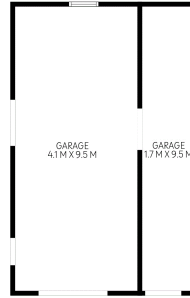
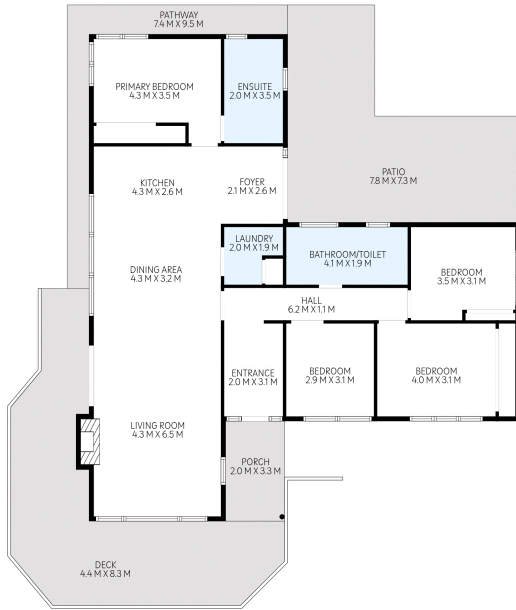
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**TOTAL: 143 m<sup>2</sup>**

1st floor: 143 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 55 m<sup>2</sup>, PATIO: 39 m<sup>2</sup>, PORCH: 7 m<sup>2</sup>,  
DECK: 40 m<sup>2</sup>, PATHWAY: 14 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>,  
WALLS: 16 m<sup>2</sup>

FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED

