



25 Hardings Lane, Sarsfield

## AFFORDABLE RURAL LIVING WITH FARMLAND VIEWS

If you've been dreaming of escaping to the country without the hefty price tag, this is an opportunity not to be missed! Positioned in a peaceful rural setting just 15 minutes from Bairnsdale, this property enjoys a picturesque farmland outlook while offering plenty of space and exciting potential.

Set on just under a quarter-acre, the home has already undergone a number of valuable updates, allowing you to move in and enjoy while continuing to add your own finishing touches. The stylish new kitchen forms the heart of the home with electric cooking, complemented by new vinyl plank flooring, a new toilet, updated fencing and the added benefit of plenty of solar panels to help reduce energy costs.

Inside, you'll find three great sized bedrooms, a formal lounge and a second living area at the rear of the home. Bathed in natural light, this versatile space features sliding doors that open onto a fantastic undercover entertaining area, creating the perfect place to relax while taking in the peaceful rural surrounds.

The modern bathroom is well appointed with both a bath and separate shower, while year-round comfort is assured with split system heating and cooling, complemented by the warmth and ambience of a wood heater during the cooler months.

The laundry needs finishing but gives buyers the chance to complete

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**FOR SALE**  
\$475,000

**VIEW**  
By Appointment

**AGENTS**  
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 **LJ Hooker**

the home to their own taste. Outside, the generous yard provides plenty of room for children and pets, while the great shed offers excellent storage, workshop space or room for hobbies. Combining modern improvements, a beautiful rural outlook and plenty of future potential, this is your chance to secure an affordable country escape where much of the hard work has already been done. Simply move in, make it your own and enjoy the relaxed lifestyle you've been searching for.

## MORE DETAILS

Property ID	195FFBF
Property Type	House
Land Area	978 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

### Carly Hine 0418 307 288

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