

Sold



312 Simpsons Creek Road, Simpsons Creek



## BEAUTIFUL HOME OVERLOOKING 22 ACRES AT SIMPSONS CREEK

Located in sought after Simpsons Creek, just 15 minutes from Orbost and only 35 minutes from Lakes Entrance is this gorgeous 22 acre farmlet. Featuring a stunning 3 bedroom brick home, built to maximise energy efficiency with double glazed windows and a perfect north/east aspect overlooking the paddocks and dam.

The main living/dining kitchen area is at the centre of the home and features high timber ceilings, a free standing wood heater, large reverse cycle split system, an elegant open plan kitchen and slate flooring. The master bedroom features BIR, ensuite and r/c split system while the other two are at the opposing end of the home and are spacious.

The home has a large paved outdoor entertaining area feeding from the main living area that overlooks the surrounding farmland and established gardens. At the end of the home is a large single carport, freestanding 9.5m x 6m three door garage/workshop with concrete floor and power, a netted vegetable garden area and also another 9.5m x 6m shed.

For additional storage the property also has a large old dairy located in the top paddock with two usable storage bays and two storage rooms. The

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<b>Price</b>	SOLD for \$485,000
<b>Property Type</b>	residential
<b>Property ID</b>	644
<b>Land Area</b>	22.06 ac

### Agent Details

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### Office Details

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