

Sold



40 Connleys Rd, Omeo



## MAGNIFICENT HOME ON 2.3 ACRES

A unique opportunity to pursue a country lifestyle in a large ranch type home built originally as a Bed & Breakfast. Situated just 3km outside Omeo and just above the Omeo Golf Course, the site provides magnificent mountain views at all times of the year. With 3 bedrooms, 3 bathrooms and a study, the house is insulated and warmed by a double sided Cheminees Philippe fireplace and there are 2 x r/c split systems for heating and cooling at the push of a button. Spacious verandahs surround the home and are generous enough to allow outdoor dining. On approximately 2.3 acres of land with established fruit and walnut trees. A 7.8m x 4.2m igloo compliments the vegetable garden and permits vegetables in all seasons. Flower gardens bordered by rock walls and with micro irrigation are an integral part of the property. A 9m x 6m shed along with carport and under house parking is available. The Golf Course is a stones throw away and the snow fields are close enough for day travel. There are 2 x 6,000 gallon rainwater tanks for house use and a licence to pump from Livingstone Creek for garden needs to a tank with an approximate capacity of 10,000 gallons, there is a 1.5kw solar system to reduce power bills. If you have been searching for a beautiful lifestyle property, this property is certainly a must

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

🛏 3 🗺 3 🚗 4

**Price** SOLD for \$595,000  
**Property Type** residential  
**Property ID** 763  
**Land Area** 2.30 ac

### Agent Details

Yvette McCartney - 0400 512 659

### Office Details

East Gippsland & Lakes Real Estate  
32 Service Street Bairnsdale VIC  
3875 Australia  
03 5156 8562

