

FOR SALE



40 Larnach Road Traralgon

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## Rural Lifestyle Without Compromise

Enjoy the best of country living with this superbly set up farmlet offering space, privacy and versatility, just minutes from Traralgon, with quality infrastructure and a comfortable, light filled home to match.

- Approx. 3.96ha (9.8 acres) of usable, well maintained land
- Fenced paddocks, stables, tack room & cattle ramps
- Large workshop/machinery shed with mezzanine & pot belly stove
- Tree lined dams, water tanks, sprinkler system
- Established veggie gardens & fruit trees
- Private rural setting, minutes to Traralgon CBD
- Open plan living/dining plus second living with timber beams
- Quality kitchen with stone benches & island
- Wood heater, split system, double glazing
- Master with WIR & ensuite, 2 further bedrooms
- North facing deck, circular driveway & excellent shedding

Price	\$1,150,000 - \$1,195,000
Type	House
Land	39,600m <sup>2</sup>
Web ID	1P1014



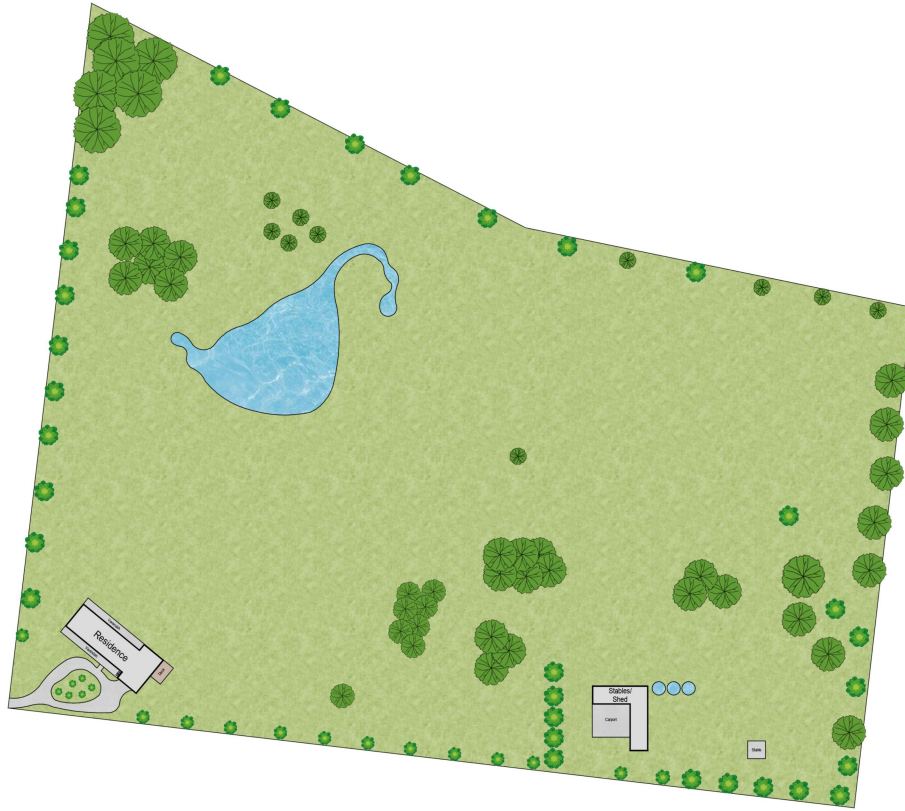
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This plan is not to scale.  
All measurements are approximate & individuals should rely on their own information.



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