



177 Pennyroyal Station Road Pennyroyal, VIC

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## EPITOME OF REGIONAL LIVING - EPR \$2.55M - \$2.75M

Arguably one of Pennyroyal Valley's most private, picturesque, meticulously maintained and established farms. 100 acres with approx. 60 acres of usable pasture, 30 acres of natural rain forest and 10 acres currently being re-vegetated, 4 dams plus a welcoming avenue of Maple, Oak, Olive and Blackwood trees.

Perched high and boasting a sensational North facing aspect taking in a jaw dropping vista of rolling hills and pasture views across to Mt Gellibrand and beyond. Well-presented, 12 year old home comprising 4 bedrooms, 2 bathrooms and open plan kitchen, living, dining area opening to expansive undercover deck.

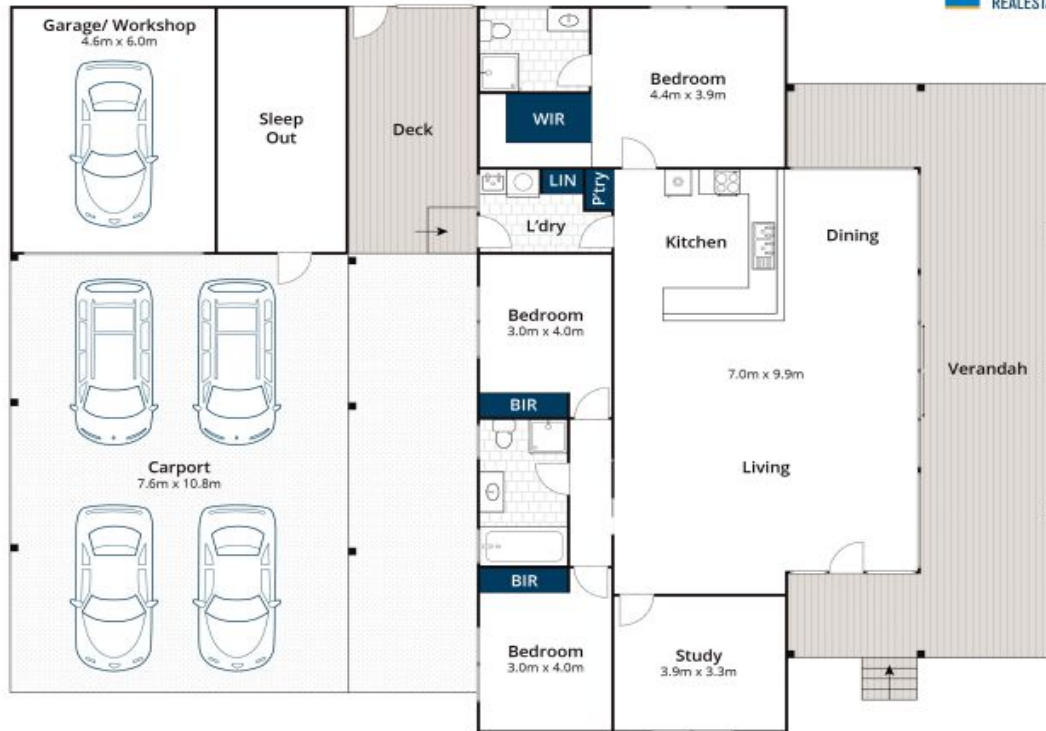
The family abode is warmed by wood fire heating and split system. With an expansive use of glass, natural light also warms the house and giving sight to the mesmerising views. The property is attractively surrounded by 3 excellently fenced paddocks suitable for livestock all with gravity fed troughs from established dams. Attached to the residence is 4 bay u

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Approx House Area 156m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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