



## 230-254 Gisborne-Melton Road Toolern Vale VIC

This picturesque rural retreat is set on a highly desirable 26.98 acres (approx.). Featuring two independent houses, each with their own tree lined driveway and fenced yards. This is an ideal farm, lifestyle property for an extended family, perfect for those looking to offer a guest house or perhaps even a potential B&B (STCA).

The spacious main residence has been orientated to maximise the beautiful rural outlook from both the house and outdoor entertaining space. Expansive windows perfectly frame views of the captivating valley, natural bushland and stunning sunsets.

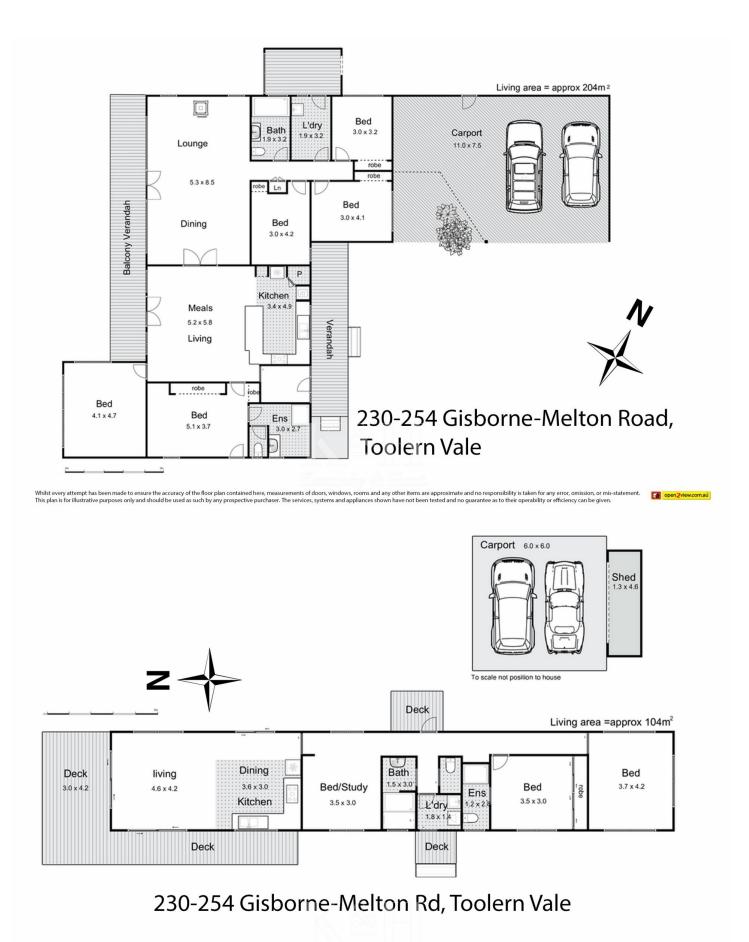
The kitchen, with stone benchtops and glass splashback, overlooks an open plan living/meals area, which flows through double french doors to the balcony verandah. An adjacent generously proportioned dining and living room,

## 6 🎮 4 🚔 4 🚘

- Price : Private Sale
- Land Size
- Land Size : 10.92 ha
  - : https://www.kennedyandhunt.com.au/sale/vi c/north-west/toolern-vale/residential/house/7 587061



Jason Kennedy 03 5428 2544



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

open2view.com.aŭ