



## 200 Ballantyne Rd Nethercote

### “EDEN VALE”

Sublime 100 acre (approx) mostly cleared rural holding which adjoins National Park and is tucked away at the end of a no through country lane in the ever sought after Nethercote Valley. Breathtaking rural vistas are on hand in all directions with the superbly sited, 4 bedroom brick & tiled roofed homestead providing a glorious Northerly aspect and outstanding livability. Spacious throughout, the residence comprises main living with hardwood floors (country fireplace) out to a house length under roof patio/verandah to enjoy the sea breezes & amazing views. Supersized fully appointed Tassie Oak country kitchen complete with electric stove and fuel range (hot water jacket plus solar & electric), adjoining family/dining (direct verandah access), king sized master (ensuite & WIR), built in robes (brs 2,3&4), main bathroom, shower, vanity & sep wc, mud room/laundry out to rear under roof patio & adjacent swimming pool. Mostly cleared, lush & fertile (basalt soil), the property is well watered with 1 meg irrigation lease from an adjacent crystal clear permanent creek, spectacular smaller creek complete with rainforest canopy, sheer waterfalls & delicate rock orchids, 1 large & 1 smaller spring fed dam. Other improvements include substantial farm shedding & workshop, timber hayshed & new state of the art galvanized cattle yards. **Rarely available coastal holding just a leisurely drive from the beach and all the amenities of the township of Eden.**

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<b>Price</b>	\$1,800,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1603
<b>Office Area</b>	0
<b>Land Area</b>	100.00 ac

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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