







135 Ruggs Rd
Nethercote

WHERE EAGLES SOAR

Majestic 48 acre mostly cleared rural holding with a character filled 4 bedroom country homestead and beaut freestanding fully self-contained and well appointed (double glazed) 2br cottage, both sublimely sited on an elevated knoll that captures breathtaking rural vistas across the incomparable Nethercote valley. The residence comprises sumptuous open living and dining areas resplendent with high ceilings, brick hearth (wood heater) to make the living area glow on chilly winter nights, or out to the adjoining deck to enjoy the cool summer breezes and heart stopping views. Large, practical and well appointed country kitchen, master bedroom (5 door robe) flowing out to a second hardwood deck, adjacent fully tiled bathroom (vanity, shower & wc), 3 more generous bedrooms all with views (1 with direct deck access), partially completed 2nd bathroom, utility/2nd living & laundry/mudroom. Lush and fertile (basalt soil) the property is fully fenced and traversed by a small permanent creek, spring fed dam and plenty of tank water (110,000 litres). Other improvements include a small studio/bungalow and the original dairy is currently utilised as a large workshop. Rarely available fertile country oasis, very private yet just a leisurely 12 min drive from the beach and the Port of Eden. **Rarefied country air.**

6 2 48.00ac

Price	$1,100,000
Property Type	Residential
Property ID	2131
Office Area	0
Land Area	48.00 ac

Agent Details

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CHRIS WILSON
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