

**144 Watts Road, Nicholson, Vic 3882**



**House For Sale**

Thursday, 9 January 2025

144 Watts Road, Nicholson, Vic 3882

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 8 m2**

**Type: House**

**\$850,000**

Tucked away on 8 hectares of pristine natural bush, 144 Watts Road offers a rare opportunity to embrace a lifestyle of ultimate privacy and seclusion. Nestled amongst towering trees and diverse wildlife, this charming 3-bedroom, 1-bathroom home is designed to offer both comfort and connection with the land, making it an ideal retreat for those seeking peace, sustainability, and a closer relationship with nature. From the moment you step inside, you'll notice the warmth and simplicity of this well-designed home. The spacious lounge room features a solid fuel heater, perfect for cozy nights in, while the wood stove in the kitchen not only provides a homely cooking experience but also supplies hot water for the entire home—an ideal feature for those wishing to live off the grid. There is also a formal dining area off the kitchen, with lovely views across farm land. The home's 3 bedrooms offer ample space for family, guests, or even a dedicated home office, while the bathroom, with its large shower, provides comfort in a serene and natural setting. The wrap-around verandas create the perfect space to relax, unwind, and soak in the beauty of the surrounding landscape. Whether you're enjoying the sunrise with a morning coffee or listening to the sounds of local wildlife, the outdoor spaces enhance the overall experience of this property. Beyond the main residence, there is an additional cabin on the property. While currently a single room with no services, this space has fantastic potential. With some creative vision and the necessary approvals (STCA), it could be transformed into an art studio, extra accommodation, or a home office—the possibilities are endless. The property is set up for those who value self-sufficiency. The land is teeming with abundant firewood, ensuring you'll never be short of fuel for heating, and the cleared land around the home offers both space and freedom to enjoy outdoor activities. The all-weather driveway ensures year-round access, providing convenience in every season. To top it all off, the views over the cleared land next door add a sense of openness and tranquillity, making this an idyllic setting for a country escape. At 144 Watts Road, privacy is paramount. Whether you're looking to escape the bustle of urban living or simply desire a peaceful environment to reconnect with nature, this property provides the solitude you've been searching for. The surrounding bushland offers not just privacy, but a unique opportunity to live harmoniously with the environment—whether you choose to cultivate your own garden, explore the trails, or simply enjoy the views. Properties like this are increasingly hard to come by, making 144 Watts Road a truly special find. With its blend of privacy, natural beauty, and potential for self-sufficiency, it offers the perfect opportunity for those looking to live a more peaceful, sustainable lifestyle. Whether you are seeking a serene retreat, a place to reconnect with nature, or a property with the potential for expansion and development, this home has it all. For further information, please contact Bret Ward on 0427562644.