

**216 Nine Mile Rd, Rushworth, VIC, 3612**

**Bolton** Estate Agents

**House For Sale**

Thursday, 28 November 2024

216 Nine Mile Rd, Rushworth, VIC, 3612

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Chris Bolton

## Rustic Cathedral Ranch-Style Retreat on 20 Acres!

Discover your dream rural escape just 5 minutes from Rushworth!

This stunning 20-acre property offers the perfect mix of rustic charm, modern comforts, and endless entertainment options. Ideal for families, nature lovers, and horse enthusiasts.

The triple lock up, fully concreted floor garage (16.00m x 8.00m) with powered roll up doors plus a generous separate workshop space will satisfy all your garaging needs or the perfect 'Man Cave'

And the games room is perfect for the footy days and entertaining that will become your go to location all year round complete with a barrel woodfire heater.

### Home Features:

Spacious & Inviting.

Beautifully designed timber-accented home with an expansive family living area featuring timber flooring throughout. Central wood heating and reverse split system for year-round comfort.

Open plan kitchen is the heart of the home, perfect for entertaining.

Generous Living Spaces.

3 spacious bedrooms plus an additional study area.

Large central bathroom

### Outdoor Entertainment:

Covered Outdoor Living Area: Featuring a cozy fire pit ideal for year-round gatherings.

Man Cave: Complete with a barrel wood fireplace, perfect for watching the footy with friends.

### Additional Features:

Equestrian Facilities: Secure fencing, pasture paddocks, and numerous riding tracks.

Outdoor Amenities: Convenient outdoor wet area with access to a second toilet.

Bird & Animal Lovers: Secure chook enclosure.

Workshop & Storage: Garage workshop with space for 3 vehicles.

### Practical Conveniences:

Electric pump from the dams for easy garden irrigation.

45,000-litre rainwater storage tanks.

School bus and garbage pickup right at the front gate.

Horse round yard for riding enthusiasts.

Don't miss this rare opportunity to own a beautiful slice of the countryside, perfect for relaxation, entertainment, and rural living at its finest!