



41 CUMMINS CREEK Road KINGLAKE CENTRAL, VIC



## RARE UNIQUE LAND AND RARE UNIQUE LOCATION

EXPRESSIONS OF INTEREST INVITED  
 PICTURESQUE AND PRIME LAND IN A UNIQUE LOCATION  
 SAME FAMILY OWNERSHIP FOR 97 YEARS

The perfect combination for a country lifestyle change. Superb 79 acres of magnificent luscious farming land with 8 paddocks, spring feed creek, 4 dams, one with a 25 megalitre water right and deep rich fertile mountain soil - the best for any farming enterprise which can produce up to 1,000 round hay bales rich in clover per year, in a good season.

To compliment this gorgeous setting of flat undulating grazing land is a charming period style 3 bedroom timber farmhouse oozing with character inside and out with a bright kitchen/meals area, large formal dining room, separate lounge with combustion wood heating as well as split system heating/cooling, bathroom, separate shower, toilet and laundry.

Close to Child Care, Education and sporting facilities....

Inspections strictly by appointment....

Price:

Expressions of Interest



**Ed Ermanis**

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