



**88 Grannys Lane , Black Range Via, Stawell**



## Your Retreat In The Ranges

Occupying one of the most idyllic settings in the area with a stunning outlook backing onto the crown lands of the rugged and beautiful Black Range at the top end of the unforgettably named Granny's Lane this appealing cottage with its eclectic outbuildings offers serenity, seclusion, adventure and freedom.

Unique in design with numerous living options the layout includes the generous lounge and dining space with a massive local granite block framed open fireplace, glowing timber polished floor boards and a split system air conditioner, well-appointed kitchen with 700mm gas/electric stove, dishwasher, good cupboard and pantry space, four bedrooms all with built-in robes while the air conditioned main also features an ensuite with a glorious views from the double spa bath and an adjoining comfortable parents retreat.

An amazing twenty by nine metre covered outdoor entertaining and bar b que deck plus an extensive front viewing patio and verandahs all add to the appeal.

The topography of the seventeen acres at the top end of the valley includes grazing land rising to the impressive boulder strewn foothills of the range. Improvements include a large dam, 56,000 litres of underground water storage, elevated studio, upstairs guest room over the storeroom, nine by seven metre workshop on slab with power, garden store shed and a four car carport.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

4 2 4 17.00 ac

<b>Price</b>	SOLD for \$660,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2561
<b>Land Area</b>	17.00 ac

### Agent Details

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### Office Details

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