



## 42 Glenvale Rd Deep Lead Via, Stawell



### Slow Down and Relax

A rare, unpretentious and very private mud brick home on forty acres of Aussie bushland is the perfect place to settle in, settle down, switch off and enjoy your surroundings.

Located only a five minute drive from the shops and services of Stawell and an easy drive to local lakes and the famous Grampian Mountains this very comfortable and affordable property offers an uncomplicated lifestyle for you and your family.

Shady verandahs and the large four vehicle carport protect and shade the north, east and south walls and the internal floorplan includes a well-designed all electric kitchen with great cupboard and bench space as well as a deep pantry. Adjoining the kitchen is the family dining space with reverse cycle split system air conditioning and bushland views.

The generous carpeted lounge also has reverse cycle air conditioning as well a home warming combustion heater, all three bedrooms have built-in robes, tiled bathroom with relaxing spa bath, tastic and separate shower recess, separate toilet and built-in storage in the laundry.

Extras include evaporative air conditioning, four 27,000 litre rain water tanks, dam, rabbit proof house block fencing, gazebo, carport with powered guest caravan included, aviary, garden shed and a twelve by seven and a half metre steel shed with 3.6 metre high clearance on slab with power, heater and workbench.

3 1 4 40.00 ac

<b>Price</b>	SOLD for \$490,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2775
<b>Land Area</b>	40.00 ac

### Agent Details

Terry Monaghan - 0418 541300

### Office Details

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**Monaghan's**  
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