



Sold

17000 sq. m

38 Russell Street, Panmure

## Rural living on Mt Emu Creek

Serene rural living at its finest! A brilliant opportunity to secure a much sought after lifestyle property in Panmure. This 4.2 acre (approx.) property includes a 'farmhouse' style 3-bedroom home, a 3-car lock up garage, a large machinery/tractor shed, and has Mt Emu creek frontage. Talk about lifestyle!

The house includes a large open-plan kitchen living area that leads to the undercover timber deck area (with safety railing) that has spectacular views over the property. The home has a very cosy feel, with a neutral colour palette, wood fireplace, timber floorboards and high ceilings. The separate living area offers privacy for the growing family or a 4th bedroom option. The master bedroom includes built in robes and all bedrooms include roller blinds. The bright and light bathroom that looks over the nature-filled yard has bath, separate shower and basin.

It's so rare to be able to buy a property of this size with direct access to Mt Emu Creek and on the edge of Panmure.

**Sold : \$650,000 -  
\$700,000**

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This property includes:

- Good fencing
- Shelter belts on the south, west and northern side
- Direct Creek access
- Paddock has recently resowed
- 24m x 12m fully enclosed machinery shed, lighting, lockable and with truck access
- 3 x Rain water tanks and pump
- Water bore and pump

Located 15 mins from Warrnambool and Terang, you will not sacrifice access to the comfort of the two towns amenities.

Not often does something like this pop up – be quick to call today for your inspection or contact Jeremy to find out more.