







CALULU 7.4 ACRES - 3 HA

2 1 2 7.40ac

"La Capanna" – a peaceful and private rural retreat with creek frontage, situated in the foothills of Mt Lookout. Originally part of a long-held family farm this curvaceous little pocket of land became a place to enjoy weekends and holidays and reminisce a little of Italia in beautiful East Gippsland.

All pasture with scattered native shade trees and features including an established conifer hedge, a curvy line of recognisable Italian pencil pines, olives topping a rustic dry-stone wall, a citrus grove, a plumtree walk and a crab-apple grove.

Architect Designed Italian Farmhouse

- Northeast facing and designed to encompass an amphitheatre of ever-changing resident native animals and birdlife activity. Enjoy magnificent sunrises, sunsets or that awe inspiring moon eclipse. Be woken by the warbling of the magpie family and entertained at dusk with the Harry the hare's offspring at play.
- Rendered double brick construction with terracotta roof tiles from Deruta Italy. Double glazed French doors and casement windows with timber shutters.
- Ceramic tiled floor throughout plus custom made concrete sink, basins and splash backs.
- Cathedral ceiling supported by East Gippsland silver-top ash timber beams.
- Living, dining and kitchen areas separated by large central open

Price	SOLD
Property Type	Residential
Property ID	45
Land Area	7.40 ac

Agent Details

Dennis van Reyk - 0409 524 780

Office Details

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fireplace.
- Grapevine covered terrace provides shade in summer and sunshine in winter.
- 2 double bedrooms, bathroom, powder room, European laundry, cellar, double carport and tractor shed.
- Underground power, phone, rainwater tanks, NBN connected, LP gas cooking, split system heating/cooling.

Just 15 minutes from Bairnsdale, 30 minutes to Gippsland Lakes and 2.5 hrs to winter snow at Mt Hotham. If you love fine food and wine, just minutes away are the cellar door at “Lightfoot Wines” and “The Long Paddock” café at Lindenow. Perfetto!

Inspection by appointment Contact: Dennis van Reyk 0409 524 780

740 Hodges Estate Road, Calulu

$750,000-$790,000

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