

Sold



38 Station Rd, Bruthen



## Stylish Family Home Built with Care & Quality Features

This stylish family home, built just 2 years ago by the builder for his own family, is packed with exceptional features that will impress even the most discerning buyers. Nestled in a serene location with picturesque views across farmland and the East Gippsland Rail Trail, this property offers a peaceful lifestyle with modern comforts.

Key Features:

- Premium Construction: External textures that enhance the home's appeal and durability.
- Energy Efficient: Double-glazed windows, well-insulated floors, walls, and ceilings ensuring year-round comfort.
- Two Living Areas: Perfect for family gatherings and entertaining guests.
- Private Bedrooms & Bathrooms: Two bathrooms zoned for convenience, providing privacy and practicality.
- Climate Control: Two split system reverse cycle air conditioners and a solid fuel heater for cozy winter nights.
- Alfresco Area: North facing outdoor area for relaxing or entertaining, blending indoor and outdoor living seamlessly.
- Water Supply: Enjoy the benefits of both town water and a reliable tank water supply.
- Rural Views: Enjoy pleasant views from the front of the property overlooking farmland and the iconic East Gippsland Rail Trail.

This home offers the perfect blend of modern living, energy efficiency, and a peaceful rural lifestyle. Whether you're relaxing in the spacious living areas or soaking in the views, this home is designed to offer

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Price	SOLD
Property Type	Residential
Property ID	93
Land Area	560 m2

### Agent Details

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### Office Details

VAN REYK REAL ESTATE  
BAIRNSDALE  
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**VAN REYK**  
— REAL ESTATE —

maximum comfort and enjoyment with the peace of mind of the balance of a builder's warranty.

Don't miss out on this fantastic opportunity!

Contact us today to schedule an inspection and make this dream home yours!

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