

Just Listed



9 Clues Rd, Johnsonville

VAN REYK



## Stunning Timber Home with Tambo River Views – A Unique Property

Nestled just 100 meters from the serene Tambo River and the Johnsonville Boat Ramp, this exceptional timber home offers a unique blend of charm, character, and modern comforts. Built in 2017 and designed with meticulous attention to detail, the residence boasts high-quality materials and a versatile layout to suit diverse family needs.

### Key Features:

- **Timber Construction & Design:** The home features beautiful cedar weatherboards under a wrap-around verandah, complemented by a Baltic pine interior and Western Australian Jarrah floorboards. Australian hardwood internal doors and an American oak kitchen with a classic Rayburn slow combustion stove with a hot water jacket enhance the home's rustic appeal.
- **Bedrooms & Living Spaces:** Two bedrooms offer river views, while four distinct living and dining zones provide flexibility for various uses, catering to both relaxation and entertainment. There is even the possibility of a third bedroom should you require by a simple conversion of one of the living/dining zones.
- **Energy Efficiency:** Equipped with an evacuated tube solar hot water system, electric boost, and the option to use the Rayburn cooker for

🏠 2 🛏️ 2 🚿 3 📏 1,115 m2

**Price** \$849,000 - \$865,000

**Property Type** Residential

**Property ID** 94

**Land Area** 1,115 m2

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

VAN REYK REAL ESTATE

BAIRNSDALE

0409 524 780

**VAN REYK**  
— REAL ESTATE —

heating water, the home ensures reduced utility costs. Additional features include town water connection, rainwater tanks, two solid fuel heaters, and two reverse cycle air conditioners for year-round comfort.

- **Bathroom Amenities:** The bathroom combines tiled and wooden features, highlighted by a clawfoot bath – perfect for unwinding while enjoying the tranquil surroundings.
- **Outdoor Living:** Enjoy morning coffees on the front verandah overlooking the Tambo River or dining in the north facing patio. The property offers direct boating access via the nearby ramp, ideal for exploring upstream or venturing into the Gippsland Lakes downstream.
- **Extensive Storage & Workshop:** For enthusiasts with caravans, trailers, or equipment, the 4-bay garage (8m x 13.1m) includes a lock-up room that could be used as an office or whatever plus a shower & toilet, and even a mezzanine floor with a hoist. An additional 8m x 3.1m lean-to provides further storage options.

This unique property harmoniously blends traditional craftsmanship with modern amenities, all set in a picturesque riverside location. Opportunities like this are rare and not to be missed.

#### **Contact Information:**

For more details or to schedule a viewing, please contact Dennis van Reyk on 0409 524 780

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.