



## Modern Country Retreat with Farmland Views & Rail Trail Access

Welcome to your peaceful haven in beautiful Bruthen — where contemporary comfort meets country charm. Nestled in a picturesque rural setting with farmland views, this near-new home offers the perfect blend of tranquillity and convenience, just a short stroll to the renowned East Gippsland Rail Trail and two minutes drive to Bruthen Township.

Built a little over 3 years ago and still under builder's warranty, this stylish residence boasts a modern skillion roof design and light-filled open plan living, complete with split system reverse cycle air conditioning for year-round comfort.

The heart of the home is a well-appointed kitchen featuring a gas cooktop, electric oven, dishwasher, and island bench — ideal for entertaining or everyday family life.

Accommodation includes:

- Spacious main bedroom with ensuite and ceiling fan
- Second bedroom with ceiling fan
- Additional study or kids' room, also with ceiling fan
- Combined bathroom and laundry for streamlined functionality

Step outside to a large covered and decked outdoor entertaining area, complete with ceiling fans and privacy blinds — the perfect spot to relax

3 2 3 560 m<sup>2</sup>

<b>Price</b>	\$530,000
<b>Property Type</b>	Residential
<b>Property ID</b>	99
<b>Land Area</b>	560 m <sup>2</sup>

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

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

or host friends.

There is a double carport and separate lock-up garage/workshop, offering ample storage and workspace.

Whether you're looking for a permanent residence or a tranquil weekend escape, this quality property delivers modern living in a stunning regional location.

Don't miss this unique lifestyle opportunity — call Dennis van Reyk on 0409 524 780 to arrange an inspection and fall in love with Bruthen living.

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