



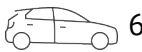
Act Fast! Motivated Vendor Offering Stunning Berry Acreage



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19 Bong Bong Road, Berry

\$4,900,000

A rare opportunity awaits with this exceptional 45-acre property, positioned just moments from the heart of Berry. Combining a beautifully designed family home with premium rural infrastructure, this estate offers both lifestyle and functionality in one impressive package.

Designed and built by a local master builder, the home is crafted for comfort and space. Generous bedrooms, all with built-in robes, ensure practicality, while the master suite features an ensuite for added privacy. Multiple living and dining areas provide ample room for entertaining, with large windows capturing picturesque rural views. Ducted air conditioning ensures year-round comfort, complemented by a wood fireplace for cozy winter nights. A high-pitched roof adds architectural appeal and offers potential (STCA) for an additional level with dormer windows to enhance the stunning outlook.

The outdoor spaces are designed for relaxation and entertainment, featuring two expansive decks, a large swimming pool, and a heated spa. The garage includes a kitchenette, laundry, shower, and toilet-ideal for a home office, studio, or extra entertaining space-while a separate large shed offers further storage and parking.

Beyond the home, the property is well-equipped for livestock or equestrian pursuits. Previously used for cattle and horses, it has more recently specialized in breeding and training warmblood horses. Classified as "prime agricultural" land, it includes a large dam and a

Property ID: L983293

Property Type: AcreageSemi-rural

Garages: 6

Land Area: 45.12 acres

Jacqueline Crapp

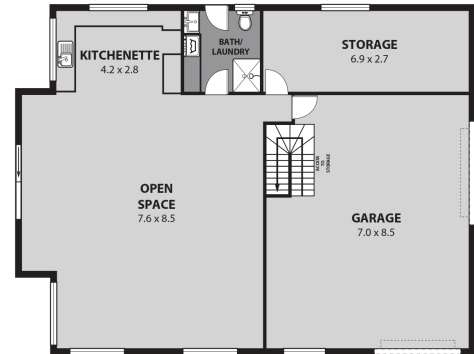
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licensed bore that supplies water to the gardens and fenced paddocks.

Surrounded by breathtaking rural and mountain views, this outstanding estate offers the perfect balance of privacy, space, and convenience. With its premium location and versatile infrastructure, this is an opportunity not to be missed.

For further details or to arrange a private inspection, contact Jacqui Crapp at 0476 500 847.



*NOT ACTUAL POSITION/ORIENTATION

19 BONG BONG RD, BERRY

INTERNAL SPACE | 270m² (approx)
 EXTERNAL LIVING | 78m² (approx)
 TOTAL AREA | 348m² (approx)



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