



## 55 Fisher Road, Drouin West

### Lifestyle Acreage – Approx 4.4 Acres + 2.5 Acres River Frontage

\$1,250,000



Drouin West, desired and sought after, this beautifully presented lifestyle property offers the perfect blend of comfort, space, country charm and dual occupancy living all on approximately **4.4 acres\* with an additional 2.5 acres\* (approx.) of river frontage you can use.**

The main residence boasts approximately 22 squares\* of living, featuring three generous bedrooms complete with built-in robes, spacious country style kitchen, quality appliances and open plan dining areas, separate lounge provides an additional retreat for quiet relaxation, comfort is assured year-round with wood heater along with reverse cycle split system heating and cooling.

A standout feature is the separate **self-contained bungalow**, ideal for extended family members, guests or independent teenagers. Easy flowing floor plan with one bedroom and bathroom, large lounge and dining zone, heating and cooling plus excellent kitchen facilities. Not to forget the extensive BBQ and entertaining decked area with great views over the property.

Outside, the property truly shines with extensive infrastructure and entertaining spaces including carport to the house, extensive decked entertaining areas and outdoor fire pit, concrete circular driveway, workshop and vehicle parking bays plus huge shedding used exclusively as a man cave designed for large gatherings for entertaining and parties. The property is also set up with post and railing fences, loose boxes and animal shelters, Crown Land Licence in place till 2027 allowing you use and access of a further 2.5 acres\* (approximately) with pump set up on the Latrobe River for use on this property.



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