



**333 Aire Settlement Road
Johanna, VIC**

3 BED **1** BATH **2** CAR 

'Three Trees' Serene Country Retreat
 Discover this 'off the grid' dream escape in Johanna, a picturesque location surrounded by farms, lush forests, rolling hills and nearby stunning beaches.
 This rustic three-bedroom residence, thoughtfully crafted from beautiful Mount Gambier limestone, offers the perfect blend of comfort and nature. The layout features a spacious master bedroom with a conveniently located bathroom, complete with a separate toilet. The second and third bedrooms are positioned nearby in a separate wing, creating a peaceful retreat for family or guests.
 Step into the heart of the home, where an open-plan living space, with adjoining kitchen, centered around the fire box. French doors open on to a north facing terrace overlooking the garden.
 Set on a manageable 3.142 hectares, this property is divided into well-maintained paddocks. Enjoy the beauty of a regenerated forest in one paddock, while the second features bird attracting native gardens and lush lawns surrounding the house, providing a tranquil outdoor escape.

\$725,000
Contact: Gary Van Someren
 0418550049
 James Aiken
 0402339182
Type: House
Land: 3.14Hectares
<https://www.greatoceanproperties.com.au>



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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's area and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by Plans shown are only indicative of layout. Dimensions are approximate.



INTERNAL:	10m ²
EXTERNAL:	16m ²
GARAGE:	47m ²
TOTAL:	764m ²



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