



**135 Waterfall Farm Rd, Khancoban**



## FAIRVIEW

This beautiful two hectare semi rural lifestyle property is a gem, not too large to handle and not too small so you get that luxury of alpine lifestyle living. Only a kilometre from the lake, it features a 2 bedroom executive home, a separate 2 bedroom cottage and large workshop/storage buildings all set in landscaped gardens, with a secluded ornamental pond and magnificent views over the Khancoban Valley. As well there is a large open paddock leading down to Waterfall farm Road.

Sitting high above the valley, the main home, built in 2010s, has been built by the owners strict instructions to capture the atmosphere of the location. The property includes open plan living, dining and kitchen, master bedroom with large ensuite bathroom, second bedroom with built in wardrobes, central bathroom and separate toilet, and a huge laundry/utility room leading to the outside. All rooms in the house have beautiful garden or rural/lake views. The generous sized covered verandah faces north west with expansive views of the Khancoban Valley and mountains, while side verandah and jacuzzi takes in the gorgeous gardens on the eastern side.

The layout of the house provides much flexibility in what the rooms can be used for an ideal retreat or B & B and operated as one.

Outside boasts a single car garage, and a great enclosed gardens featuring a spa, protection against the elements, and again showing those valley views. At the front of the property, a group of older buildings including a full car

4 3 5 5.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	537
<b>Land Area</b>	5.00 ac

### Agent Details

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workshop, man cave and large lock up garage/workshop.

A renovated self contained 2 bedroom cottage, all surrounded by gardens  
The quaint 2 bedroom bungalow/cottage has accommodation for  
friends/family and would be suitable as a Bed & Breakfast income source as  
it is fully self contained

Five rainwater tanks with a combined capacity of 112,5000 litres amply  
supply the house and cottage.

This type of property is very sought after in this area. It is well worth taking  
the drive to inspect. It will not take long before a new owner will take pride  
and love it just as much as the present owners

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