

38 Aurel Road Deans Marsh, VIC



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## Embrace Rural Living with Modern Comfort!

With all the hard work completed, discover this beautifully updated 3-bedroom mudbrick home, perfectly situated on over an acre of tranquil land (approximately 4137sqm) with dual street access between two quiet country lanes.

Enjoy the sunny north-east facing orientation that floods the light-filled timber kitchen, living and dining areas with natural light, all warmed by a cozy wood fire. The combination of bamboo flooring and earthy mudbrick creates a warm, rustic charm that flows seamlessly into the outdoors.

Step outside to your private oasis featuring multi use shedding, fenced established gardens filled with large trees, and flowering natives.

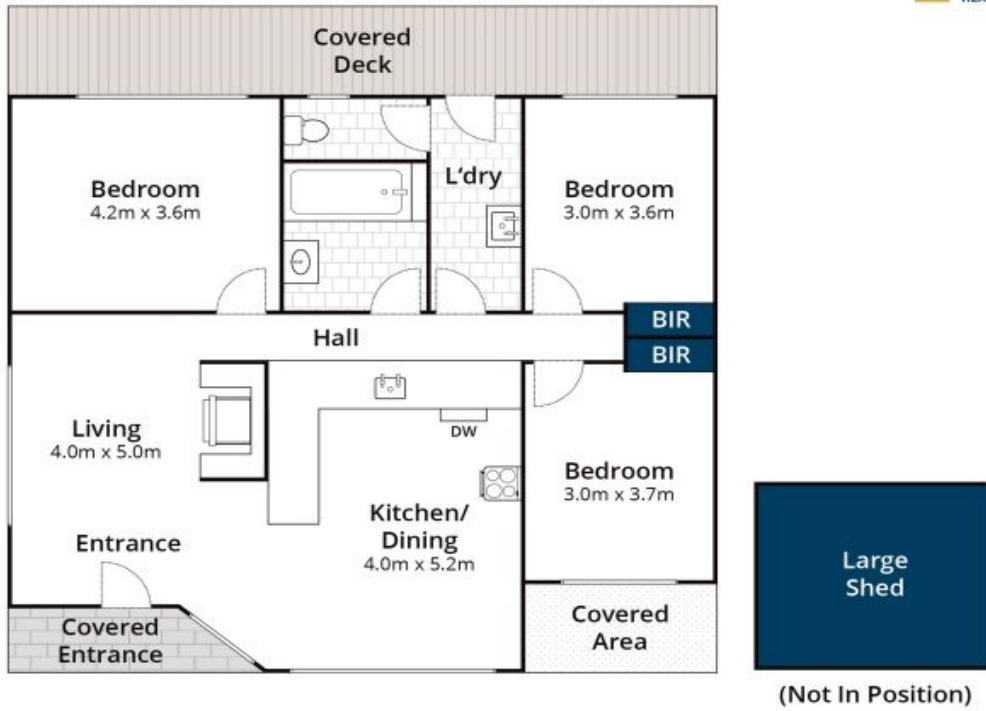
The western side of the property offers great potential-access off Railway Terrace provides opportunities for expanding existing multi-use shedding, creating a tiny home (STCA), or

**Price:**

\$975,000 - \$1,025,000

**Karen Stribling**

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Approx House Area 100m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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