



## 105 Racecourse Road, PYALONG, VIC 3521

Equine Lifestyle Property with Quality Infrastructure

**2.08 hectares, 5.14 acres**

Set in a peaceful rural pocket at 105 Racecourse Road, Pyalong, this well-appointed equine property delivers the perfect balance of comfortable family living and outstanding horse facilities - walk in and enjoy with nothing to do.

The property is thoughtfully divided into five horse paddocks, with a dam and three shelters providing practical support for livestock and outdoor use. Serious horse enthusiasts will appreciate the 25m x 40m arena, finished with a rubber surface and lighting, ideal for training in all conditions. Completing the equine setup are three stables, each fitted with lights on timers for ease and efficiency.

The residence is beautiful with country charm, offering warmth, comfort, and quality throughout. New ducted reverse-cycle heating and cooling ensures year-round comfort, complemented by a solid wood fire for cosy winter evenings.

Inside, the home features Victorian ash flooring, a well-appointed kitchen with a 900mm Smeg oven and Westinghouse dishwasher, and practical finishes that suit everyday

**TYPE:** For Sale

**INTERNET ID:** 300P191220

**SALE DETAILS**

**\$1,080,000 to  
\$1,180,000**

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Kellie Ryan**  
0437 791 324

living.

Accommodation includes three bedrooms, with built-in robes to bedrooms two and three, and a walk-in robe to the master. The central bathroom offers a bath, shower, and vanity, while wool carpet adds comfort to the bedrooms.

Additional features include:

- 52,000 litres of water storage
- 12 solar panels with a 3kW inverter
- Monitored camera system covering the house and sheds
- Extensive parking with space for up to 15 vehicles

Offering exceptional equine infrastructure, modern comforts, and a quiet country setting, this is a property where you can truly walk in and enjoy, with absolutely nothing to do.

- Land Area 2.08 hectares
- Bedrooms: 3
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>









