



360 Simon Hill Road, WALLAN, VIC 3756

78.8 Acre* Lifestyle / Equine Property

31.89 hectares, 78.80 acres

Elders Rural Services Australia Limited is pleased to present for sale one of the districts most appealing lifestyle/equine properties.

Ideally located on a quiet road only 12 minutes* from Wallan and 14 minutes* from Kilmore, this property occupies 78.8 acres (31.9 ha)* of undulating land with some bush up the back and great views.

The property has been fenced into four paddocks and includes a 60m x 20m sand arena, plus round yard. Shedding includes a 20m x 6.5m machinery shed with power, and a 14m x 6.5m workshop with power and concrete floor. Water is via four dams (two stocked with fish), and multiple rainwater tanks.

The comfortable residence boasts three bedrooms, two bathrooms, study, and spacious kitchen, dining and living areas. Split system heating and cooling is complimented by two wood fires. Joining the home is a large timber deck.

TYPE: For Sale

INTERNET ID: 300P191538

SALE DETAILS

\$1,400,000

CONTACT DETAILS

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Melbourne, VIC
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Kellie Ryan
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This exceptional property has unlimited potential, is in a fantastic location and is all set up for a lifestyle/equine buyer.

Inspection by private appointment only.

* denotes approximately

- Land Area 31.889229 hectares
- Bedrooms: 3
- Bathrooms: 2

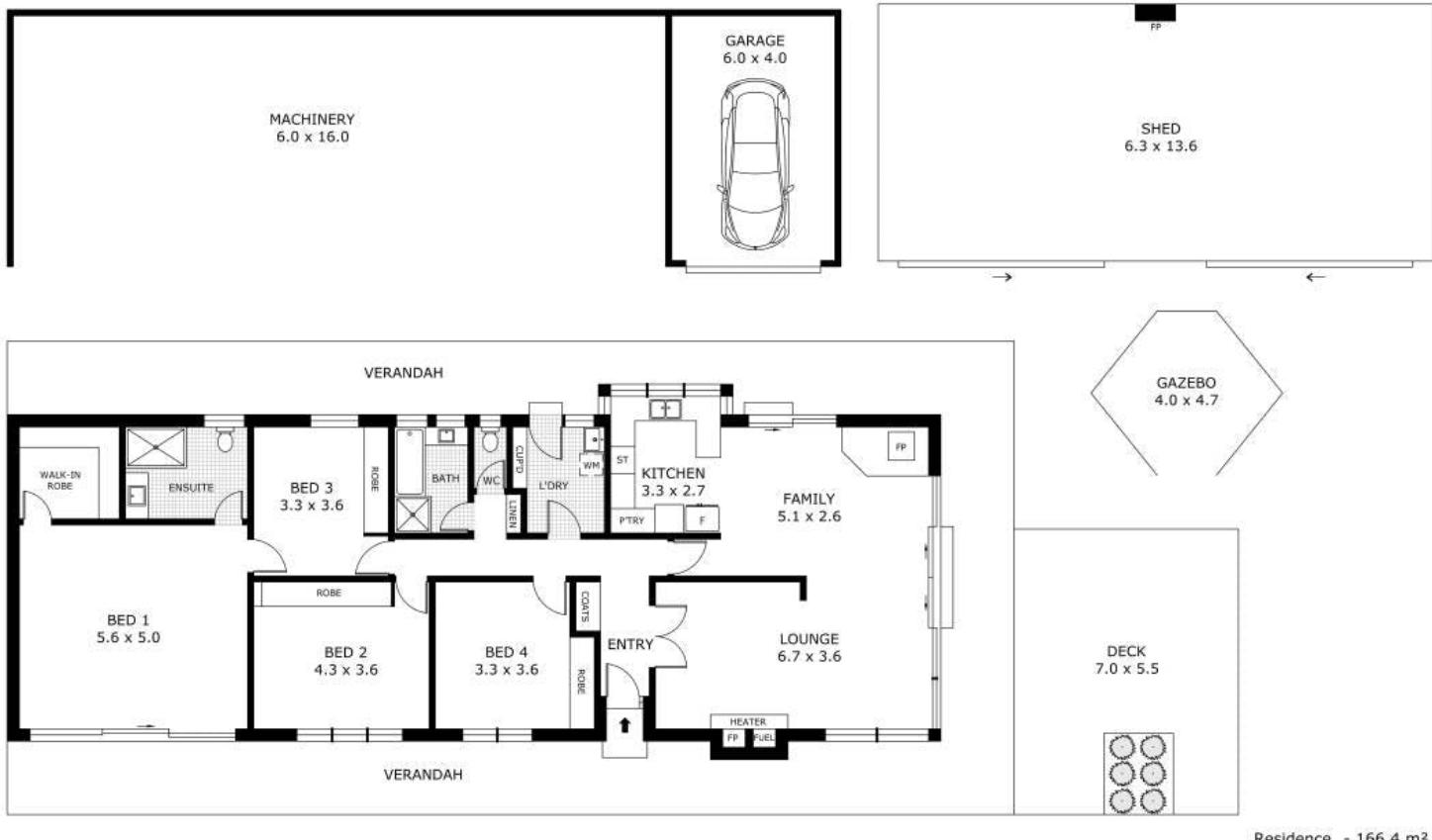
HOMESTEAD

Bedrooms	3
Bathrooms	2









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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 166.4 m ²
Verandah	- 100.7 m ²
Deck	- 38.5 m ²
Garage	- 20.0 m ²
Machinery	- 96.0 m ²
Shed	- 85.6 m ²
Total	- 507.2 m ²

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