



## 4025 Borung Highway, WARRACKNABEAL, VIC 3393

### RARE LIFESTYLE FARMLET

Rural lifestyle acreage farmlets are becoming increasingly rare, so here is your opportunity to secure a gem with this 20 acre (approx) farmlet coming to market.

Situated only minutes from Warracknabeal, this lifestyle property offers a quality four bedroom brick veneer home in a great garden setting, and also has many shedding options for the horse enthusiast, tradie or retiree.

The home features formal lounge with slow combustion heater, fan and ducted evaporative air conditioning throughout. Adjoining open informal living/dining/kitchen area with new dishwasher, electric wall oven and hot plates. All generous bedrooms have robes and fans with master having walk in robe and ensuite. Large renovated tiled bathroom with separate shower, bath and vanity. Laundry has ample storage and separate second toilet.

A fernery oasis greets you outside as part of the paved entertaining area with timber decked area with spa. Secure landscaped garden area with automatic sprinkler system. Attached double garage with roller doors. Horse stable complex with two stables, tack room and yards. Galvanised Iron, steel frame 11x6 work shop with slow combustion heater and evaporative air conditioner. Galvanised Iron, steel frame 14x8 four bay

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P192329

#### SALE DETAILS

by **Expression of Interest**

#### CONTACT DETAILS

**Warracknabeal**

30 Scott Street  
Warracknabeal, VIC  
03 5396 2700

**Nick McIntyre**  
0409 180 016

machinery shed with secure bay with roller door. Zinc garden shed. Chook run. Ample rain water and pipeline water tanks. Quality arable soil, well fenced (electric) ideal for cropping, fodder or grazing.

This lovingly maintained lifestyle property is just what you've been looking for.

For sale by Expression of Interest closing Thursday 5th March 2026 @ 2.00 pm, at Elders Warracknabeal office. All or any Expressions of Interest not necessarily accepted.

Further details and inspection contact selling agent.

- Land Area 20 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











