



## 25 Mooneys Road, WILLOWMAVIN, VIC 3764

Sort after acreage! In a prime rural residential area.

**5.16 hectares, 12.75 acres**

12.75 acres approx. on two titles in the district of Kilmore/Willowmavin will have buyers chomping at the bit to move in. Located just outside of Kilmore on the way to Willowmavin and just 80 kms from the Melbourne CBD, this neat and tidy property has everything you could be looking for.

Two dwellings

Huge shed and workshop

Stable complex

5 well fenced horse paddocks

The 1970's brick veneer home has 3 bedrooms all with BIR's and family bathroom. It has the original kitchen with adjoining bright dining room and lovely hardwood floors. The lounge room has a wood burning fire and an air conditioner.

The separate cottage has a little front porch and is flooded with natural light. It has its

**TYPE:** Sold

**INTERNET ID:** 300P56524

**SALE DETAILS**

**\$950,000-\$1,040,000**

**CONTACT DETAILS**

**Elders Real Estate Victoria**

Level 36, 55 Collins Street

Melbourne, VIC

03 9609 6222

**Sam Jeffery**

0438 004 491

own, kitchen, dining, living and separate bedroom and ensuite/laundry. It's the perfect space for an additional income source, teenager or extended family accommodation that wish to be fully self-sufficient.

Outside is not lacking for facilities for the whole family.

Huge Colorbond shed and workshop 24 x 7.5 mtrs approx with 4 lockable roller doors and 1 open bay, concrete floors and power

Adjoining outdoor entertaining area 5.7m x 7.5m approx with brick fireplace and retractable screens

Stable complex with 8 stalls and a brick breezeway

Wash bay

5 horse paddocks; 4 with shelters

1 dam

Approx. 128,000 gals of water tank storage

This lovely property has good bones and excellent facilities. To book your inspection today please call Sam or Kellie. COVID restrictions apply and regional buyers will be required to show proof of address before attending an inspection.

- Land Area 5.15974 hectares
- Bedrooms: 3
- Bathrooms: 1



**HOMESTEAD**

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













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.

25 Mooneys Road, Kilmore

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