

## 348 Tickawarra Road, ROMSEY, VIC 3434

'Guyra' – Premium, Private Rural Living on 41 Hectares

**41.00 hectares, 101.31 acres**

Elders Rural Services proudly presents 'Guyra', a privately positioned 41-hectare\* rural property combining a modern family home with productive grazing country, reliable water and quality farm infrastructure. Introduced by a Manchurian pear-lined driveway and framed by mature gardens with sweeping views to the Great Dividing Range, the property offers a compelling blend of lifestyle appeal and agricultural capability in a tightly held and convenient location.

Set well back from the road and surrounded by established gardens, the modern family home offers generous proportions and a beautiful rural outlook. Multiple living zones including a large lounge, separate living room and a substantial rumpus room provide excellent flexibility for family life. The kitchen includes a walk-in pantry and connects effortlessly to the dining area, with a freestanding wood fire adding warmth and character.

Five bedrooms plus a study, a well-appointed master suite with walk-in robe and full ensuite, a family bathroom, powder room and a spacious laundry with dedicated storage complete the thoughtful layout.

**TYPE:** For Sale

**INTERNET ID:** 63P0171

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Kyneton**

120-122 Piper Street

Kyneton, VIC

03 5422 7407

**Jodie Alcaraz**

0455 331 891

A large, covered alfresco area extends the living outdoors, capturing the tranquility of the setting. The integrated double garage provides convenient all-weather access.

'Guyra' is well set up for efficient livestock and hay production. A substantial machinery shed and two-stand shearing shed, cattle and sheep yards are practical and well designed. Two horse shelters support equine use, and a central laneway system links the seven paddocks, supported by quality fencing throughout.

The property comprises approximately 101 acres\* of deep red basalt country subdivided into five 10-acre\* paddocks and two 20-acre\* paddocks. Pasture management includes regular lime application, supporting consistent performance and productivity.

Water security is a standout feature, with a reliable bore supplying tanks and gravity-fed troughs across the farm, complemented by additional rainwater storage for household requirements.

### Key Features

- Approx. 41 ha\* / 101 ac\*
- Modern five-bedroom residence plus study
- Established gardens and landscaped surrounds
- Large, covered outdoor entertaining area
- Seven paddocks with central laneway
- Improved red-loam pastures
- Quality fencing throughout
- Machinery shed and two-stand shearing shed
- 40-head cattle yards with crush and ramp
- 100-head sheep yards with races
- Two horse shelters
- Reliable bore with gravity-fed trough network
- Minutes from Romsey, with convenient access to Melbourne Airport
- Excellent education facilities nearby

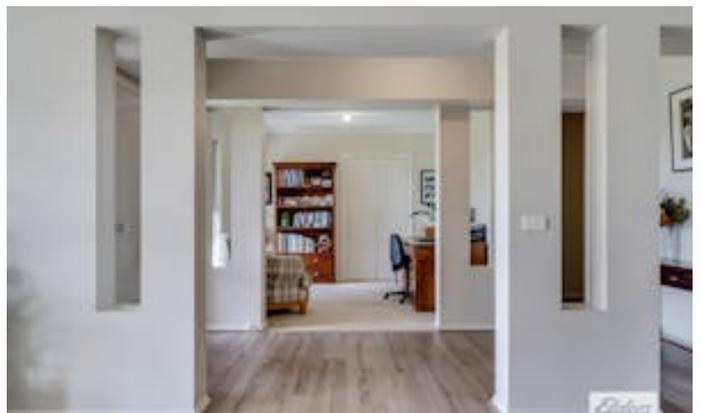
\* denotes approx.

- Land Area 41 hectares
- Building Area: 368.00 square metres
- Bedrooms: 5
- Bathrooms: 3

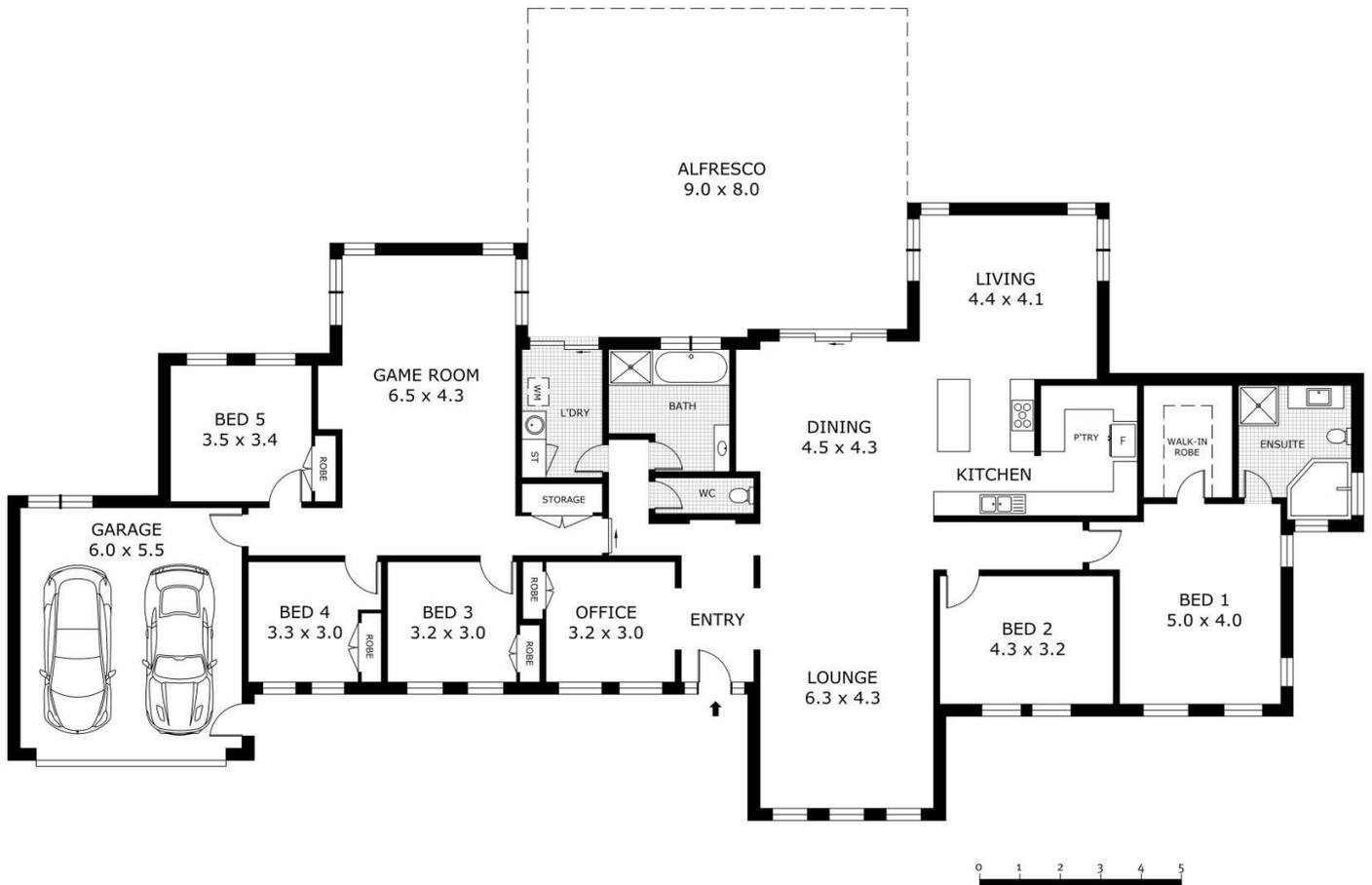
## HOMESTEAD

<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>House Area</b>	368.00 square metres





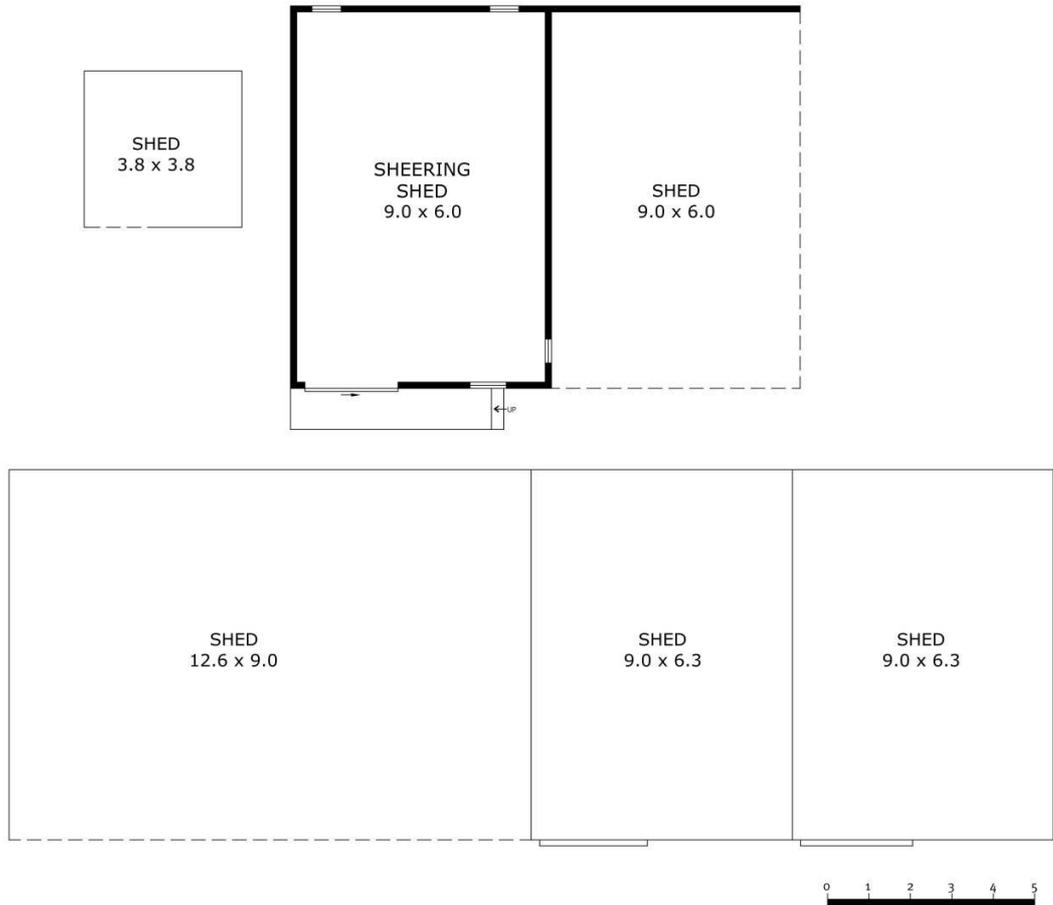




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Residence	- 263.5 m <sup>2</sup>
Garage	- 33.0 m <sup>2</sup>
Alfresco	- 72.0 m <sup>2</sup>
<b>Total</b>	<b>-368.5 m<sup>2</sup></b>

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.



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Shed - 349.2 m<sup>2</sup>

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