



32 Trio Road, KYNETON, VIC 3444

A Rare Lifestyle Property Offering Privacy, Infrastructure & Versatility

2.30 hectares, 5.68 acres

Elders Rural Services Australia Limited is delighted to present 32 Trio Road, Kyneton - a beautifully established lifestyle property offering an exceptional balance of refined family living, substantial infrastructure and peaceful rural seclusion, all within walking distance to the heart of Kyneton.

Occupying approximately 2.3 hectares (5.68 acres*), the property has been thoughtfully developed over many years to create a highly functional yet deeply welcoming country environment, where manicured grounds, mature trees, abundant birdlife and quality improvements combine in perfect harmony. Once within the property, the home and surrounding improvements offer a remarkable sense of privacy and retreat, while still enjoying exceptional convenience to schools, caf  s, restaurants and V/Line services.

The substantial brick veneer residence has been designed for relaxed family living, offering generous proportions, 9-foot ceilings and light-filled open-plan spaces that connect seamlessly with the surrounding outdoor areas. Updated over time, the home comprises four bedrooms, two bathrooms plus powder room, together with a beautifully renovated kitchen featuring stone benchtops and induction cooking. A generously

TYPE: For Sale

INTERNET ID: 63P0184

SALE DETAILS

by Expression of Interest

CONTACT DETAILS

Kyneton

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proportioned home office further enhances the practicality of the layout, ideally suited to those working remotely or operating a business from home. Ducted heating and cooling, combined with a wood fire, ensure year-round comfort and create a home equally suited to everyday family living or entertaining on a larger scale.

Privately positioned to the rear of the residence, the all-season entertaining precinct is a standout feature of the property and a space clearly designed to be enjoyed throughout every season. Expansive timber decking, a fully enclosed double-glazed entertaining pavilion, fire pit area and beautifully irrigated surrounds create an exceptional setting for entertaining family and friends or simply enjoying the peace and tranquillity of the landscape. Sweeping lawns, established gardens and vibrant seasonal colour provide a stunning backdrop, while native birdlife brings constant movement and life to the grounds.

Extensive shedding and infrastructure significantly enhance the versatility of the property, including a substantial workshop/machinery shed with concrete floor, power and mezzanine storage, additional powered shedding, and excellent accommodation for caravans, boats, trailers or trade vehicles. A sealed bitumen driveway and dual access from both Trio Road and Fairbairn Place provide exceptional all-weather accessibility and effortless vehicle movement throughout the property. The infrastructure makes the property ideally suited to tradespeople, contractors, home-based businesses or buyers requiring substantial workspace and vehicle accommodation.

Well-suited to horses, hobby farming or lifestyle pursuits, the land is divided into five paddocks with excellent fencing and reticulated trough water throughout. A reliable bore, dam and approximately 120,000 litres* of filtered water storage service both the residence and grounds, while extensive irrigation and drainage infrastructure further contribute to the property's immaculate year-round presentation.

Lovingly established and exceptionally well maintained, this is a rare opportunity to secure a beautifully improved lifestyle property where privacy, infrastructure, convenience and genuine country living have been brought together in exceptional balance.

KEY FEATURES

- Approx. 2.3 hectares (5.68 acres*)
- Beautifully established and privately positioned lifestyle property
- Substantial four-bedroom family residence with generous home office
- Exceptional year-round entertaining precinct with decking, fire pit and enclosed glass entertaining pavilion
- Sealed bitumen driveway with dual access
- Extensive shedding and workshop infrastructure with mezzanine, power and concrete flooring
- Additional shedding for caravan, boat or trade vehicle accommodation
- Five paddocks with excellent fencing and reticulated trough water
- Reliable bore, dam and approx. 120,000L* filterable water storage
- Fully irrigated established grounds and manicured surrounds
- Ideal for tradespeople, contractors, equine or lifestyle pursuits

- Conveniently positioned to Kyneton township amenities

Expression of Interest closing Thursday 9th July at 4pm (Unless Sold Prior)

*Denotes approximately.

- Land Area 2.298614 hectares
- Bedrooms: 4
- Bathrooms: 3

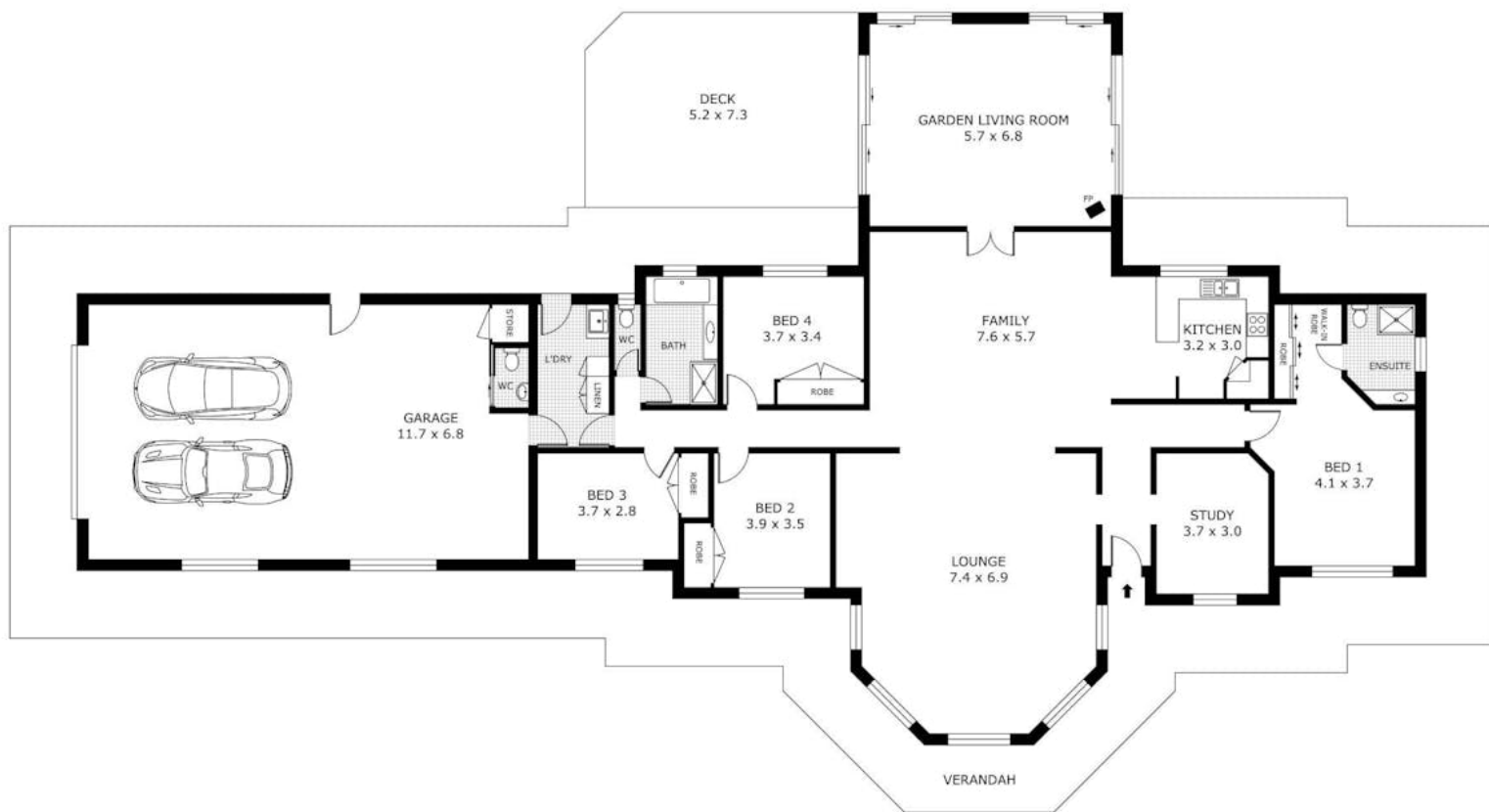
HOMESTEAD

Bedrooms	4
Bathrooms	3







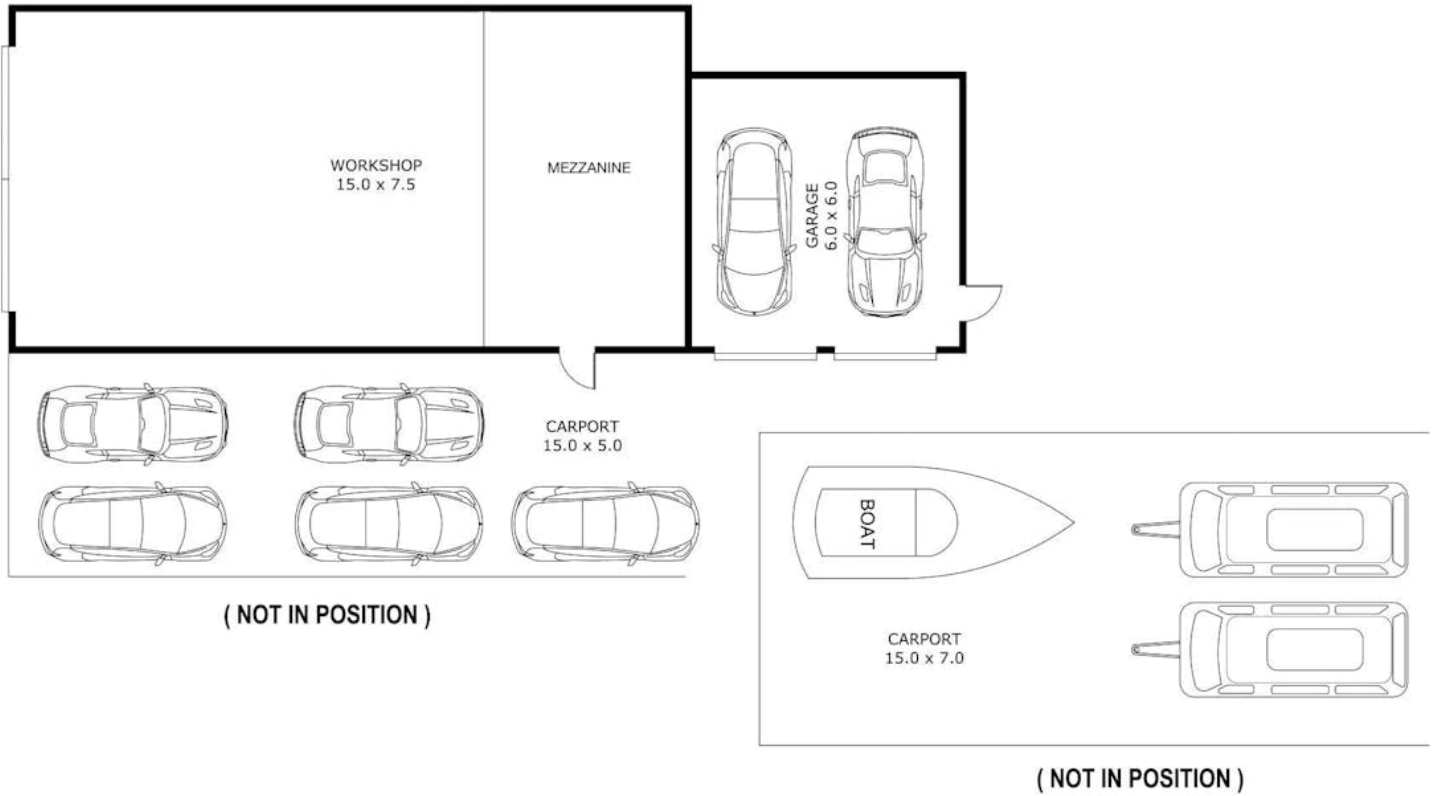


**32 Trio Road,
KYNETON**

Residence	- 248.6 m ²
Garage	- 79.9 m ²
Verandah	- 168.2 m ²
Deck	- 37.4 m ²
Total	- 534.1 m ²



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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Workshop	- 112.5 m ²
Garage	- 36.0 m ²
Carport	- 180.0 m ²
Total	- 328.5 m²



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