



109 Glenvale Road, DEEP LEAD, VIC 3385

Beautiful Lifestyle Acres Only Minutes From Town

Only a short drive from Stawell, this unique 175 acre (approx) lifestyle farming property offers the perfect balance of comfortable family living and productive agricultural land.

The country style brick veneer home features a spacious open plan design, ideal for modern family living. The well appointed kitchen includes a 900mm gas cooker and overlooks the generous dining area, which flows seamlessly into the large family living room complete with cosy wood heating. An additional formal living area provides valuable extra space for entertaining or relaxing.

There are five bedrooms, including a main with walk through robe and ensuite. Three additional bedrooms feature built in robes, while the fifth bedroom offers flexibility as a home office or study. The well positioned family bathroom includes a bath and modern walk in shower, while the laundry and toilet are conveniently positioned separately. Year round comfort is assured with ducted evaporative cooling throughout the home, complemented by a 5kW solar system to help reduce energy costs.

At the front of the home is a large glass fronted sunroom, an ideal BBQ and entertaining area. An attached double garage provides secure parking with direct internal access and remote controlled entry.

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: 64P4808

SALE DETAILS

\$1,395,000

CONTACT DETAILS

Stawell

3 Patrick Street

Stawell, VIC

03 5358 3939

Elders Real Estate Stawell

Outside, the property continues to impress with an undercover 10 meter solar heated, salt chlorinated swimming pool, creating the perfect setting for family gatherings and outdoor enjoyment.

A substantial 30m x 10m shed offers exceptional storage and workspace for machinery, vehicles, or hobby pursuits. Within the shed is separate self contained accommodation featuring a bedroom, bathroom, and kitchen facilities. The shed also includes an open fronted section, perfect for additional undercover storage of machinery.

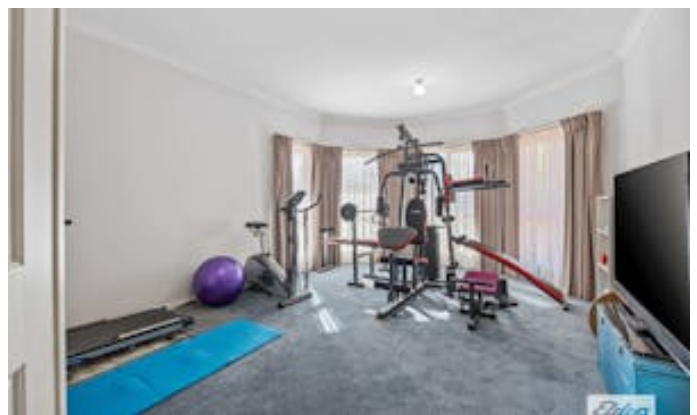
Surrounding the home are established gardens, lush lawns, beautiful date palms, and an extensive vermin proof vegetable garden and orchard, creating a picturesque rural setting.

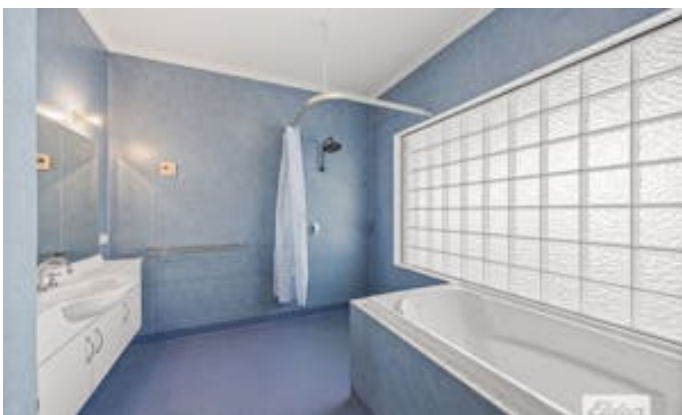
Water security is a standout feature, with approximately 220,000 litres of rainwater storage, four natural fill dams, and a seasonal creek traversing the property, making it exceptionally well equipped for varying seasonal conditions.

Predominantly open grazing land with scattered native gum trees and divided into four well fenced paddocks, the property features productive loam soils, making it well suited to fodder cropping, livestock grazing, or a combination of both. Basic steel yards are a handy inclusion.

This outstanding lifestyle property presents a rare opportunity to enjoy rural living with excellent infrastructure, reliable water resources and productive farming land in a convenient, sought after location.

- Land Area 175 acres
- Bedrooms: 5
- Bathrooms: 2
- Double garage







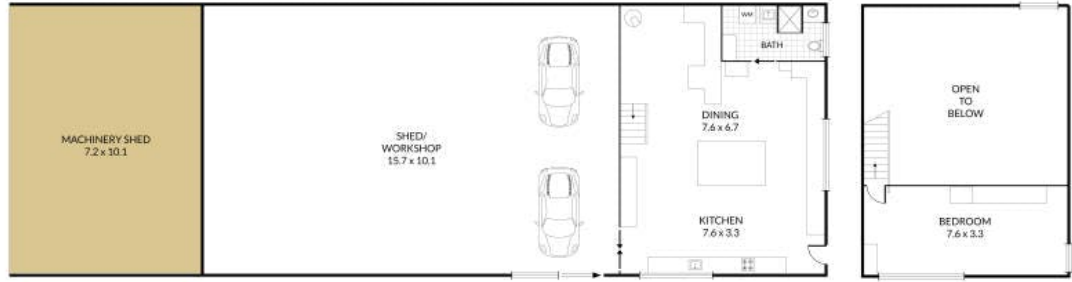
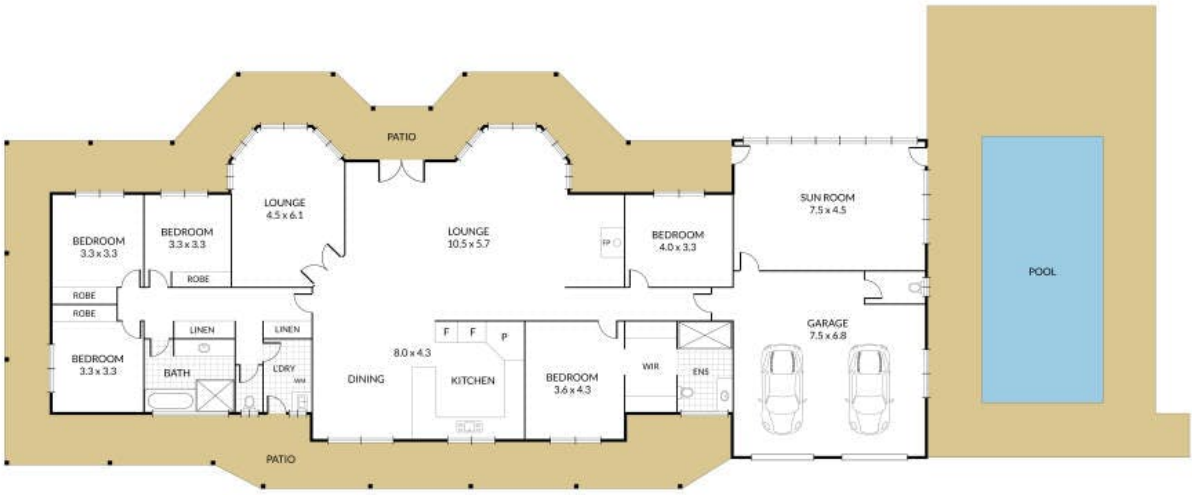


Internal 650m² External 350m² Total 1000m²

109 Glenvale Road, Deep Lead



6 x 3 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.