



912 Heathcote-Rochester Road, HEATHCOTE, VIC 3523

LARGE COUNTRY HOME ON 42 ACRES

If you are looking to escape the city in search of a tree change, for your family to enjoy the many benefits that a healthy country lifestyle has to offer, then look no further.

Ideally situated only 15 minutes from the heart of Heathcote, in one of Central Victoria's most loved wine regions, is this 42 acre property with a substantial brick home suitable for a large family, ample shedding and excellent water storage.

The sizable three bedroom home has been well designed with an expansive main open plan area zoned into three spacious living areas; the lounge, the rumpus room and the kitchen, dining area. The kitchen is well appointed, it features ample cupboard space plus a pantry and loads of bench space.

The bedrooms are all doubles with built-in-robos, the master has a walk-in-robe and a three piece ensuite. Year round comfort is assured with ducted evaporative cooling and ceiling fans throughout along with a massive centrally located wood heater which provides both warmth and ambience during the cooler months.

Stepping outside, full length front and rear verandahs provide an idyllic spot to enjoy a

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TYPE: For Sale

INTERNET ID: 84P2707

SALE DETAILS

\$650,000 - \$700,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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cuppa and savour the peace and tranquility. A large undercover alfresco deck, with convenient access directly from the dining area, is the perfect place to entertain family and friends.

The area surrounding the home is private with mature native trees and plenty of visiting birdlife. The garden is low maintenance and the backyard provides a nice place for kids and pets, in direct view of the kitchen.

An abundant water supply is provided by two large dams, both with excellent catchment, one of which has an electric pressure pump which could be used to maintain a garden. This in conjunction with five tanks makes a whopping combined capacity of around 214,000 litres of rain water storage, to cater for domestic use.

The property has an interesting mix of undulating clearings and wooded areas, perfect for horse or motorbike riding. The land is suitable for most forms of livestock and is divided into 9 main paddocks. Renewed fencing provides peace of mind for securing your stock.

Vehicle storage comprises a double lockup garage under the roofline of the home with a remote roller door, this can accommodate up to 4 cars and may also be suitable for caravan storage, a separate 30' x 20' shed / workshop comes complete with a concrete floor and a variety of other sundry shedding is available for storage and as shelter for livestock.

Located on a quiet sealed road this property is handy to Heathcote for shopping and schools, and is also an enjoyable drive across to the major regional city of Bendigo in around 40 minutes. For those who like to frequent the city, it's a very easy commute to the Tullamarine Airport or Melbourne fringe in about 90 minutes.

DIRECTIONS: From Heathcote post office, Head north-west on High Street for 1.3km, turn right onto the Northern Highway, travel 10.8km, turn right onto Heathcote - Rochester Road, (signs for Colbinabbin / Rushworth) travel for 9km, property on right.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Carpeted, Toilet Facilities

- Land Area 42 acres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Ensuite





