



144 Kennelly Road, EPPALOCK, VIC 3551

PICTURESQUE LIFESTYLE, HOBBY FARMING OR HORSE PROPERTY WITH PERMANENT WATER SUPPLY

Indicative Sale Price \$975,000 - \$1,050,000

Expression Of Interest Closes Wednesday 1st October, 2:00pm at 46 Queen Street, Bendigo

If you are looking for a lifestyle property that is ideal for horses and hobby farming alike, then this beautiful 20 acre rural lifestyle property may be just what you are looking for. Once used as a riding school, this well setup property ticks all the boxes with a substantial family home, extensive horse facilities such as an arena, a round yard, stables, tack room, wash bay, great shedding, numerous paddocks and so much more.

Upon entry, the property makes a wonderful first impression with a long meandering driveway that winds around a large feature dam, complete with its own island, which is situated at the front of the property. Proceeding on, the driveway guides you up to the home site which is gently elevated and set well back towards the rear, providing a commanding view over the entire property.

TYPE: For Sale

INTERNET ID: 84P2939

SALE DETAILS

EXPRESSIONS OF INTEREST - ISP
\$975,000 - \$1.05M

CONTACT DETAILS

Elders Real Estate Bendigo

46 Queen Street
BENDIGO, VIC
03 5443 1744

Wayne Heard
0409 248 477

Situated in a magnificent park like setting, the spacious Federation style home features large, floor to ceiling colonial style picture windows and deep wrap around verandahs to bring the outside in, so you can indulge in the scenic landscape and serene views as much as you like.

The home is a very comfortable size with functional spaces, it all feels well laid out and roomy. Four bedrooms will cater for a large family, or for guest quarters or a home office. It's up to you how you use the space. Three of the four bedrooms have built-in robes with the main having a walk-in robe and three piece ensuite, a three piece bathroom is handy to all, along with a separate toilet and large laundry with a full length linen press.

Two separate living areas will ensure that the whole family is happy in the evening. A less formal open plan area with a tiled floor, incorporates a large living room with a solid fuel heater, a dining area with sliding door access to the undercover entertaining area, and the kitchen with a walk-in pantry, solid timber cabinetry, stainless steel appliances, a breakfast bar to the first living area, and a raised servery to the more formal dining and living room.

Both of these spaces have ready access to the foyer which is very pretty by virtue of the character features of the time, which include timber fretwork, leadlight stained glass door panels, and others which are echoed throughout the home, like high ceilings and patterned cornice. Another noteworthy attribute is ducted reverse cycle air conditioning, solar hot water and a 16 panel solar system.

Outside, inviting wrap around verandas make an ideal place to enjoy a cuppa in the morning whilst taking in the picturesque surroundings. At the rear of the home you will find a sprawling undercover area perfect for entertaining family and friends in the warmer months. The area surrounding the home is very pretty with low maintenance gardens and lush lawns beneath an assortment grey box and gum trees. For those who like birds, there is also a large aviary near the entertaining area.

The horse infrastructure is impressive with this property and has been setup quite well with practicality in mind. To this end there is a shed that contains 4 well-constructed timber lined stables, a feed area, a tack room, a wash bay and a crush. It is alongside a full size (60x20m) competition sand arena and a round yard, perfect for training your horses and practicing your riding skills for upcoming events. As the property has been run as a riding school before, you may also wish use these facilities to train others.

With vehicle storage or other purposes in mind, a 5.4x10.5m shed has concrete flooring. It is close to the carport on the back of the home. Additional shedding on the other side comprises a 4 bay machinery shed perfect for your farm equipment, and a high set caravan / horse float port with a concrete pad. The yard is also spacious allowing for easy manoeuvring, backing in and out of sheds, loading horse, etc.

For horse people, they will find this property to be aesthetically pleasing in the sense, that from the house you can watch over your horses grazing in the front paddocks. Speaking of which, there are in the 11 paddocks in total which are complete with sighter wire fencing. There are also 2 stallion yards with high fencing.

In terms of water, as they say "Water is Life" and a real attribute to this property is the 5.9 meg water right that comes straight from the Eppalock pressurized pipeline. You don't even have to order it, it is simply available all year round. In addition to the pipeline the sizeable dam at the front of the property is not only a beautiful and distinguishing feature, but also enjoys a large catchment area. For domestic use there are four rain water tanks with a capacity of over 100,000L of storage.

The property is ideally situated only 10 minutes from the heart of Strathfieldsaye which can satisfy almost all of your needs with an IGA supermarket, bakery, private and public schools, medical practice, chemist, dentist, veterinary clinic, plus an array of specialty shops, great sporting facilities, and the ever popular Braidies Tavern. School bus pick up is available within easy walking distance.

You are most welcome to contact the agent for further details.

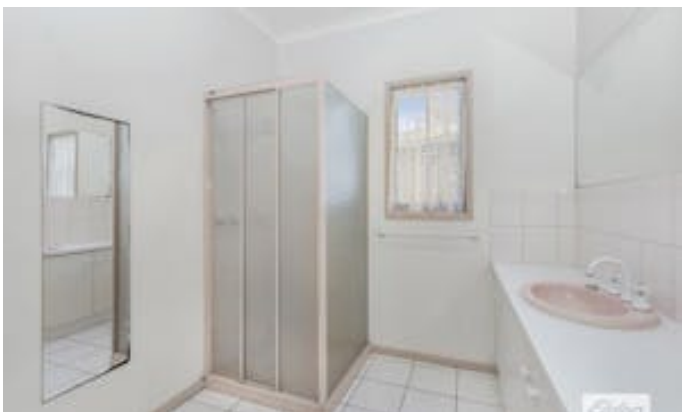
Wayne Heard 0409 248 477

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

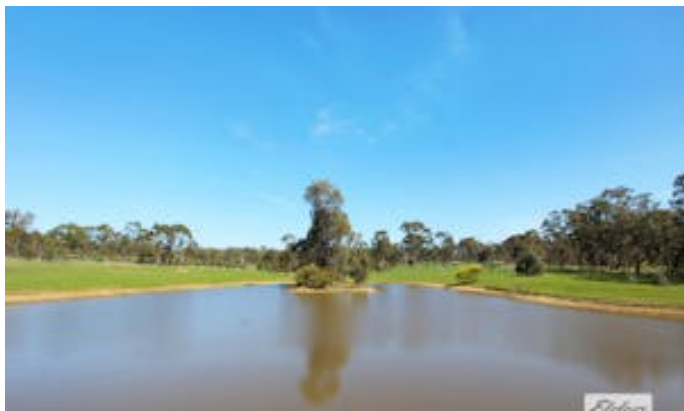
Other features: Carpeted, Toilet Facilities

- Land Area 20 acres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- 7 car carport
- Ensuite





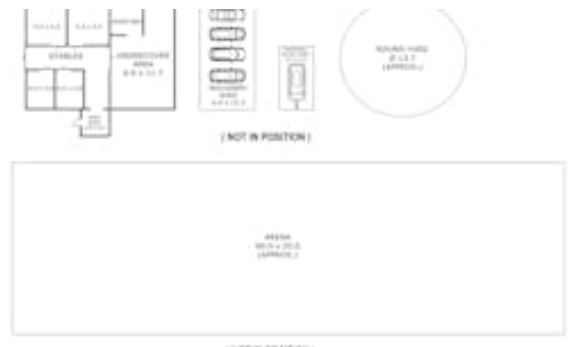




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Bedrooms: 3
Bathrooms: 2
Living Area: 1
Kitchen: 1
Total: 7

Scale in metres indicating only. Dimensions and representation. All information contained herein is provided for information only and is not to be relied upon for any purpose. The information is provided for information only and is not to be relied upon for any purpose.



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