



## 42 McHugh Road, LONGWARRY, VIC 3816

Elite Equine Estate with High End Home and Premium Rural Infrastructure!

**5.29 hectares, 13.07 acres**

Elders Real Estate proudly presents this exceptional Rural Property in Longwarry, offering delightful rural vistas, premium craftsmanship and remarkable long-term potential.

Less than two years old, this quality SJD built home has been meticulously customised for optimal country living.

The property is multi-faceted and has been established with particular emphasis on equine activity however, is highly versatile and well suited to accommodate a wide range of rural and farming interests.

### Key Property Highlights

Large, Modern Family Residence - Approx. 42 Squares(Living Area)

A spacious, thoughtfully designed home featuring 4-5 bedrooms, a generous double RC garage, and an extensive list of premium inclusions. Built with a strong emphasis on quality, structure and efficiency, the home offers:

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:** LNP3735

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Bunyip**

1, 1-3 Main Street

Bunyip, VIC

03 5629 5329

**Vikk Sohal**

0424151001

- Reinforced concrete slab with piers, full concrete perimeter pathway,
- Fully insulated construction with double-glazed windows,
- Wider eaves for additional weather protection,
- All-electric design (no gas) to maximise solar efficiency,

#### Interior Features.

- 5 Bedrooms, master ensuite, twin WIRs, other rooms BIRs, quality carpets,
- Spacious office/kids play area, rumpus room, large living room,
- Premium porcelain flooring in major traffic areas, hallway, kitchen, bathrooms ,laundry
- 2 bathrooms, 1 powder room, 3 toilets, premium bidet installations,
- Fully ducted complete RC air conditioning split system,
- Classic kitchen with 900 mm cooktop and stove, stone bench finish (40mm),

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#### Incredible Energy Efficiency - Almost Completely Off-Grid

Live sustainably and economically with the property's exceptional energy-focused design:

- Extensive solar power generating system
- Electric car charging points in both the shed and the garage
- Infrastructure designed to minimise ongoing utility costs

Charge your electric vehicle at home-completely free, from your own solar system.

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#### Premium Shedding & Infrastructure

##### Shed 1 - 18.18m x 9m Four-Bay Shed

- Quality-built by "Safety Steel Structures"
- Colorbond construction with internal sisalation in roof,
- Full reinforced concrete floor,
- LED lighting and extensive power outlets
- Four (4) Electric roller doors - can be operated from mobile phone
- Reinforced roof, specifically engineered for solar panel installation.

##### Shed 2 "American Barn"

- Has not been constructed, however, Permit Approved"
- Would provide additional operational scope and potential.

Both sheds feature full electricity, lighting, and power connection.

## Exterior Features and Enhancements.

This property is multi featured and beautifully set up for enjoyable living, functionality, and long-term ease of maintenance:

- 130,000L tank water system plus an additional 20,000L tank with leaf eaters,
- High-capacity low maintenance "Taylex" septic system, connected for dispersal to lawned areas,
- Electric security gates with camera system,
- Long-life (50+ years) black poly posts, galvanised steel rails, plus "horse rail" in paddocks,
- Attractive tree-lined gravel driveway with ample hardstand parking,
- Low maintenance landscaped lawns with established trees,
- Central farm laneway with poly post fencing leading to paddocks, water troughs,
- Excellent paddock management system, gates in all corners,

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## Outdoor Entertainment Area.

Expansive outdoor entertaining area featuring enjoyable views, ideal for parties or BBQs. The space is covered and equipped with rain-restricted blinds, ensuring comfort and usability in any weather.

## Location And Amenities

Located only 900m to the town boundary and new train station, this property offers the convenience of urban amenities in the rapidly growing Longwarry township.

A short drive away is a vast array of amenities and conveniences in nearby Drouin and Warragul offering a range of everyday needs from the major supermarkets, hardware, convenience food store like the new KFC and sports grounds, schools etc..

For Private Inspections Only - Contact: Ray Cullen 0429 977 313

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

- Land Area 5.29 hectares
- Bedrooms: 5
- Bathrooms: 3



**HOMESTEAD**

<b>Bedrooms</b>	<b>5</b>
<b>Bathrooms</b>	<b>3</b>









