



3215 Ballarto Road, PAKENHAM SOUTH, VIC 3810

Prestigious "Harkaway" Home and 55 Acres Equine Property!

22.66 hectares, 56.00 acres

Property being sold in conjunction with Cameron Real Estate.

As conjunctual agents, Elders Delaney Real Estate and Cameron Real Estate are delighted to offer astute investors an opportunity to acquire this exceptional lifestyle equine property, in one of SE Melbourne's most desirable locations.

Perfectly positioned close to Pakenham and the M1 freeway, this property combines privacy, position, lifestyle including accessibility to the key racing centres.

The grand "Harkaway" homestead, has a sealed driveway and is designed for charming country living and year-round entertainment with the inclusion of the signature Harkaway "indoor/outdoor" fully enclosed entertainment room.

Enjoy the generous size chef's kitchen comprising quality appliances and cabinetry, the butlers' pantry and adjoining dining room, seamlessly linked to the massive living room/lounge with floor to ceiling windows, overlooking the manicured lawns and gardens front and rear.

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: LNP3750

SALE DETAILS

\$2,985,000

CONTACT DETAILS

Bunyip
1, 1-3 Main Street
Bunyip, VIC
03 5629 5329

Ray Cullen
0429977313

This property adjoins some of Australia's leading thoroughbred trainers and is strategically situated with an easy commute to all the tracks.

The key attributes and infrastructure which are ideally suited to any equine pursuit or other rural enterprises, combine to make this an appealing lifestyle address.

Key Property Highlights:

- Approximately 22.3 hectares (55 acres) fertile land, fenced, bitumen frontage,
- Character-featured large Harkaway homestead, 3 bedrooms (circa 2000),
- Bitumen driveway and yard, extensive feature paving and parking areas,
- Three bedrooms, WIRs, study/office, two bathrooms, master with ensuite,
- Generous living areas, huge lounge room, vaulted ceilings and wood fire, RC split aircon,
- Spacious quality country kitchen and dining combo, with butlers' pantry,
- Wrap around wide verandah, incorporating the indoor/outdoor room,
- 5 stables, tack room, feed room, feed silos, round yard and wash bay,
- 34 well-fenced paddocks, 8 with boxes, native and perennial pastures
- Machinery shed, hay shed, general purpose shed, bore water reticulated through the property,
- Strategically situated only minutes to Pakenham and major transport links,
- Equidistant to Southside racing centres at Cranbourne and Pakenham.

Undoubtedly, this property and its' excellent location on Ballarto Road, make a valid statement to the market for the interests of astute clients.

For further information or to arrange a private inspection, please contact:

Ray Cullen (Elders) - 0429 977 313

Vikk Sohal (Elders) - 0424 151 001

John Guastella (Cameron) on 0414 900 460

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 22.662396 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







