

**226 Balnarring Rd, Merricks North, VIC, 3926**

**HOMES & ACREAGE**

**Acreage Semi-rural For Sale**

Thursday, 28 November 2024

226 Balnarring Rd, Merricks North, VIC, 3926

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: Acreage Semi-rural**



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## Premium Farming & Lifestyle Opportunity

Superbly set up as a cattle stud with potential for horses or other animals, this 40 acre (approx.) farm right next to iconic Peninsula landmark Foxeys Hangout is a majestic rural retreat perfect for a life on the land.

Featuring a substantial four-bedroom farmhouse encircled by wide verandas, a modern studio barn, separate bar and games room and sweeping lawns and shelter trees, comfortable accommodation is assured with options to renovate or build a stunning new home befitting the quality of the property.

A charming tree-lined driveway with lemon scented gums and a remote entry gate create a welcoming entry to the property that has been meticulously planned and little expense spared to create an internal laneway system from each paddock to new galvanised cattle yards, a crush and loading ramp.

Extensive drainage works have also been undertaken and feed two dams, a bore supplies stock water to concrete troughs in each paddock, there is a new four-bay machinery shed, a smaller feed shed, grain silo, hardstand parking area, Ringlock and electrified fencing and hundreds of recently planted trees.

Surrounded by sweeping lawns, the residence includes a large open plan lounge and dining area with a wood heater and open fireplace, a timber kitchen and meals area with a Dutch door to the rear veranda, an ensuite and walk-in robe to the main bedroom and a renovated bathroom with a deep bath and frameless glass shower.

The stylish studio is perfect for guests with blackbutt timber floors, high ceilings, a large living area, kitchenette, modern bathroom and ducted heating and airconditioning while another separate adjoining outbuilding has a large bar and space for a billiards table and lounge opening to the gardens.

Within easy reach of Peninsula Link for an hour commute to Melbourne and close to revered wineries, the convenience of Red Hill and Balnarring Villages and the Peninsula's best surf and safe swimming beaches, this is a brilliant opportunity to operate a boutique farming enterprise where all the hard work has been done.

Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

### Features:

- Superb 40 acre property
- 4BR residence
- Shady verandas
- Mature trees & sweeping lawns
- Large lounge/dining
- Cosy wood heater, OFP
- Kitchen/meals area
- Master ensuite & WIR
- Modern studio barn
- Blackbutt timber floors, kitchenette
- Separate bar & games room
- New cattle yards
- New four-bay machinery shed
- 2 dams, extensive drainage
- Pasture improvement
- Quality fencing
- Internal laneway system

- Bore water to every paddock
- 100,000L combined tank water storage
- Electric entry gate
- Tree-lined driveway