

**65 Boundary Street, Clunes, VIC, 3370**



**Acreage Semi-rural For Sale**

Tuesday, 26 November 2024

65 Boundary Street, Clunes, VIC, 3370

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 7**

**Type: Acreage Semi-rural**

## Small acreage - Equine lifestyle

Set on approx. 7.49 acres, all the fencing is done to keep the horses safe, and the refurbished 2-bedroom cottage is a great little house to call home. Lots has been already updated at this great corner allotment property, however there is still capacity to make it your own.

Hybrid flooring throughout with carpet in the bedrooms. Built in robes in both bedrooms, plus ceiling fans. The lounge comprises of both a wood heater with heat transfer vents, plus a reverse cycle split system for year-round comfort.

The functional kitchen has ample bench and cupboard space, large fridge alcove, electric upright stove, double sink, dishwasher and breakfast bar. There is the separate dining room, adjoined by the sunroom with external access via a timber ramp. Truly a lovely spot to sit and watch the sun go down to the West behind Mount Beckworth. Rolldown blinds through out and external sun blinds, everything has been updated, ready to move into.

Outside the property boasts a 20x60m sand area, rubber lined and fully fenced. 5 Paddocks to rotate stock around plus a larger 6th paddock at the back of the property. All fencing is horse safe, with stand-off electrics. The house is on tank water only. All paddocks have automatic troughs with bore water, the bore pump is variable speed with Bluetooth monitoring direct to your phone.

A substantial concrete pad has been laid ready for the next garage or ideal footprint for the stable block. There is also shipping container storage with adjoining carport, 9x6m garage and a great bonus is the newly installed bungalow ready for the finishing touches to then be fully self-contained.

Location snapshot:

- 2.1km to the heart of Clunes
- 900m to V/line station
- 900m to Medical Centre/Health Service
- 2.2km to Clunes Kindergarten
- 3.2km to Clunes Primary School
- 1500m Secondary school bus stop (Maryborough)
- 1900m Secondary school bus stop (Ballarat)

The picturesque township of Clunes is only 25 minutes to Ballarat and Maryborough CBD and 90 minutes from Melbourne, as well as a short drive to the gourmet wine and food towns of Daylesford, Talbot, Avoca, Kyneton, and Castlemaine.

Clunes is self-contained with a supermarket, chemist, Australia Post agency, newsagency (including Bendigo Bank agency), butcher, as well as cafes, restaurant, pub, library, and numerous other businesses servicing the town.

For further information, please call Angela Flowers on 0437 456 908