

**1781 Bendigo-Tennyson Road, Kamarooka, VIC,
3570**



House For Sale

Wednesday, 20 November 2024

1781 Bendigo-Tennyson Road, Kamarooka, VIC, 3570

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Type: House



Martin Skahill
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Exceptional Infrastructure and Immaculate Home 35 Ac for Farming or Business

Elders Easy Sale Closes Monday 16 December, 2:00pm

Indicative Sale Price \$1.15m - \$1.25m

A unique opportunity to purchase 'Tatiara' a 35 acre (approx.) lifestyle property adjoining Kamarooka State Forest, with bitumen road to the front gate, expansive sheds, and ample space for manoeuvring and storage. This property is perfectly suited for a heavy vehicle focused business or establishing a stud/farming business, offering both practicality and convenience in an ideal rural setting.

The property's infrastructure is remarkable, with a 7m x 12m colorbond shed with power, and a colossal 36m x 12m colorbond shed featuring four concreted bays plus a number of gravel based bays for farming machinery, three lined office spaces/storage, and a mezzanine level ideal for additional storage or recreational pursuits. The sheds offer unmatched versatility, catering to a variety of needs and comfort levels for both work and leisure.

The productive acreage has a history of lucerne and hay production for fodder and includes seven paddocks, perfectly suited for grazing livestock or other agricultural pursuits. There is a 2 meg dam for stock, plus two smaller dams.

The immaculate home is both thoughtfully designed and beautifully appointed, with quality evident in every detail. A practical study with plenty of storage has direct external access, making it ideal for running a business without compromising privacy in the remainder of the residence. The spacious lounge room offers an ideal space for relaxation, while the expansive kitchen, meals, and living area will impress with its new induction cooktop, electric oven, and large walk in pantry. The generously proportioned main bedroom features a walk in robe and ensuite, while four additional bedrooms all include built in robes.

Ducted refrigerated heating and cooling flow throughout the home, complemented by a solid fuel heater that provides warmth and an inviting ambience. With an incredible amount of storage, and with insulation in the walls and ceilings, the home is as comfortable and practical as it is energy efficient. The home is passively oriented with 1.5m verandahs on two sides plus an extended 1.8m verandah providing shading to the North, while a 5kw solar power system on the house and a 3kw system on the shed add to its impressive sustainability credentials. Extensive rainwater storage of 27,500 gallons over three tanks service the home and gardens, ensuring uncompromising water security.

Secure this substantial lifestyle property with boundless potential, which blends modern comfort, agricultural productivity, and the serenity of nature, just 15 minutes from Huntly and only 30 minutes from the Bendigo CBD.

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