

**3119 Melbourne-Lancefield Road, Romsey, VIC,
3434**

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

House For Sale

Saturday, 16 November 2024

3119 Melbourne-Lancefield Road, Romsey, VIC, 3434

Bedrooms: 5

Bathrooms: 1

Parkings: 8

Type: House



Robert Broadhurst

Historic Rosehill Estate with Modern Upgrades and Equestrian Perfection

A charming, historic estate awaits you at 3119 Melbourne Lancefield Road, Romsey. This property combines historical allure with modern comfort and is ideal for discerning horse enthusiasts.

The residence, built in 1928 and named Rosehill, and the grounds have been thoughtfully and meticulously updated and revitalised by the current owners over the past 19 years.

The recent extension to the home (2017-2018) blends seamlessly with the original Federation weatherboard design, featuring 11-foot ceilings, ornate cornices and pressed metal details. Ornate archways, honey toned timber floors and wood heaters set within the decorative fireplaces are further cherished features to note.

The thoughtfully designed floorplan features five generous bedrooms, each with its own distinctive colour scheme, serviced by a new central bathroom. This bathroom boasts a deluxe clawfoot bath and stylish black and timber-finished cabinetry.

The north-facing 'L-shaped' kitchen, dining and living area is the true heart of the home and is perfect for gatherings, large or small.

The chef's kitchen stands out with a full-length bench, central island with seating for four and high-end appliances, including a stainless-steel Westinghouse 90cm dual fuel oven.

Ducted heating and split system heating and cooling alongside double glazing ensures year-round comfort.

Outdoors, entertain on the paved courtyard and enjoy the lush, private garden, inviting adventure for children and pets.

The property excels in infrastructure with two large sheds for farm and horse equipment.

Equestrians and hobby farmers will be impressed with the 20 acres of well-fenced paddocks and 60x20m riding arena.

The six paddocks, equipped with auto-filled water troughs, include various sizes and additional features like electric fencing, two post-and-rail horse yards and a walk-in shelter. An 89-meter bore supplies water to all troughs and garden taps.

Enjoy friendly neighbours, a tree-lined street and a nearby park. With bus stop from Romsey and Lancefield and milk bar within walking distance, and easy access to Romsey, Lancefield, Sunbury, Kilmore and Kyneton, convenience meets charm.

Melbourne Airport is a 35-minute drive, and the MCG is just an hour away, making city trips simple and accessible.

**** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**