

470 Goochs Lane, Pastoria, VIC, 3444

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

House For Sale

Saturday, 16 November 2024

470 Goochs Lane, Pastoria, VIC, 3444

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Robert Broadhurst

Abundant Offerings on 9.75Ha (24 Acres approx.)

Come home to a landscape of rolling hills and lush green pastures, peppered with granite, that characterises beautiful Pastoria. This special new listing on 19.75Ha (24 Acres approx.) also boasts a captivating homestead on the hill, a self-contained cottage, excellent infrastructure and 7 paddocks, ready to welcome your animals.

In wished for country style the 2 storey, 3 bedroom home with an apex roofline features a wide, decked wrap around verandah to take in those views and legendary sunsets.

Look forward to a summer to remember with family in friends in the nearby heated pool and swim spa. Outdoor adventures will also surely include paddling in the seasonal creek that runs through the property.

Inside, the home has recently been refurbished, including the kitchen and downstairs bathroom. Deep navy cabinetry and white Caesarstone benches set the scene, providing a dream space to bake and the best vantage point to watch children at play outside. You will also notice the fresh white paint scheme, warm polished timber floors and split system heating and cooling, supported by the 6kw solar system. The freestanding wood heater in the lounge brings more country charm.

On the ground level, the design features the kitchen, meals, adjoining loungeroom, family bathroom and laundry. Take the timber staircase upstairs to the 3 robed bedrooms, that open onto a second living area with a large central dormer window, surrounded by books and built in window seat; a delightful play space for children or perhaps a private home office with the ultimate vista.

A huge bonus is the aforementioned, renovated one bedroom cottage. Offering floor plan flexibility, will it be guest accommodation, the ultimate teenage retreat or perhaps a passive income source as an Airbnb?

Outside, a fenced house yard is ideal for pets and kids. Beyond, infrastructure includes a generous American style barn and additional shedding, in excellent order. Horse and animal lovers will appreciate the 8 day yards and 2 shelters, in addition to the 7 paddocks with post and rail fencing. There are also 2 dams on the property and water tanks holding 122,500 litres.

The brilliant lifestyle offering is a short 15 minute drive to the thriving Kyneton township and within easy access of the Calder Freeway connecting you to Melbourne and Bendigo.

INSPECT BY APPOINTMENT

**** 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.**