

9 Eleanor Drive, Silvan, VIC, 3795



House For Sale

Friday, 15 November 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 10

Type: House

Gum Gully Farm – A Unique Retreat on 20 Acres!

Welcome to Gum Gully Farm, a charming 20-Acre retreat nestled in the scenic town of Silvan. This property offers a stunning 3-bedroom, 2 bathroom mudbrick home with abundant character, as well as extensive outdoor features perfect for a rural lifestyle.

Main Residence

Step inside this charming mudbrick home and be greeted by rustic charm, tall ceilings, exposed timber beams and thick mudbrick walls that create a warm and inviting atmosphere. The open plan kitchen, dining and living area is thoughtfully designed with practicality and comfort in mind. The kitchen featuring brick flooring, spacious walk-in pantry, hardwood cabinetry, ample bench space and storage. Equipped with electric cooking, dishwasher, large windows, and a skylight for natural light. Adjacent to the kitchen is the dining room, with woodfire heater. The carpeted lounge room with an open fireplace, split system, ceiling fan, and huge windows, offering views of the beautifully maintained back garden. Access to an outdoor undercover deck area, perfect for relaxing or entertaining.

The master bedroom, located up a few steps on the second level, includes a private retreat area, a walk-through robe and ensuite. A second carpeted bedroom offers a good size study nook, making it ideal for guests or teenage retreat. The central bathroom features a vintage claw foot bath, adding a touch of classic charm.

Outside

This property is thoughtfully laid out for both functionality and enjoyment, with numerous amenities designed to cater to a variety of needs.

A triple carport

Ample parking space

4.5m x 8m storage shed

Office/workshop

Shearing shed with stalls & plumbing

5 paddocks

2 dams

2 Creek's, 1 with permanent access with a pump, perfect for livestock & gardens

Sunken garden, veggie patches & wood storage shed

4 x 10,000 litre & 1 x 8,000 litre water tanks

20 KVA generator for the barn & 7KVA generator for the home.

5kW solar to the home

Unique spaces

A stunning 7m x 12m chapel with a wood heater, brick flooring, hand crafted pews, split system, exposed timber beams, and beautiful leadlight windows – a perfect space for private events or serene moments. An expansive barn is ideal for hosting gatherings, featuring two large open fireplaces, two bar areas, stage, catering kitchen and toilets. An upstairs area includes a 2 bedroom residence complete with a kitchenette and bathroom, offering comfortable accommodation for guests or additional family members.

Gum Gully Farm is a rare gem that blends comfort, rustic charm and versatility, providing a unique lifestyle opportunity in a beautiful rural setting. Perfect for those seeking a peaceful escape, a hobby farm, or a memorable event space, this property truly has it all.

This property has it all so don't miss out - CALL TO ARRANGE A PRIVATE INSPECTION TODAY!

Call Aaron Day 0407 365 994 or Brennan Mileto 0422 996 451.

Please note: All property details shown are correct at time of publishing. Some properties may have been sold in the preceding 24 hours and we recommend that you confirm open for inspection times with the listing agent direct or the listing office.