

145 Meadowell Road, Gerangamete, VIC, 3249



Rural For Sale

Friday, 15 November 2024

145 Meadowell Road, Gerangamete, VIC, 3249

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Type: Rural



Jake Theodore

0352321800

Horse Lover's Dream with Elegant Home...

This impressive rural property combines modern living with top-notch equine facilities, offering an idyllic lifestyle for families and horse enthusiasts alike.

This elegant brick veneer JG King home, completed in 2019, promises a tranquil lifestyle perfect for families seeking peace and ample space to thrive. Crafted for cosy and luxurious countryside living, this property has much to offer.

The gourmet kitchen features a 900mm gas cooker, an oversized butler's pantry, modern appliances, and ample stone counter space. There is convenient access from the connecting garage and mudroom. With two spacious living areas and a dedicated kids' retreat as a highlight, there is plenty of room to relax, complemented by ample storage. The open-plan living area seamlessly connects the kitchen, dining, and north-facing alfresco spaces, creating a harmonious flow throughout the home. Climate control is ensured with two split systems and a wood fireplace.

Five generously sized bedrooms provide plenty of space for a growing family. The master bedroom features a walk-in robe and a lavish ensuite with high-end fixtures, shower, double sink, and separate toilet. The additional bedrooms include one with a walk-in robe and three with built-in robes, with one room adaptable as a study or a sixth bedroom.

The main bathroom features a shower, bath, and a separate toilet for added convenience. Additionally, there are two powder rooms to accommodate family needs and guests.

Equine enthusiasts will be impressed by the extensive equine facilities, including a dressage area measuring 60m x 25m, a new shed housing four stables, a tack room, a wash bay, and a feed storage area. Ten paddocks fenced in horse mesh and two holding yards ensure ample space for horses to roam and exercise.

The property spans 250.3 acres and is divided into 4 lots on 2 titles, suitable for beef farming, equestrian pursuits, stud, or a lifestyle property. The land features well-drained, sandy loam soils with well-fertilised pastures and undulating terrain. Central laneway access, steel stockyards, seven dams, and a sprinkling of native trees, enhance the natural beauty and functionality of the land.

Additional features include an excellent lock-up machinery/workshop shed (60m x 30m) with a concrete floor, a 10x7m three-bay storage shed, a 12x25m machinery shed, a 16x12m shed, a chook shed, and abundant rainwater tank supplies.

This impressive rural property combines modern living with top-notch equine facilities, offering an idyllic lifestyle for families and horse enthusiasts alike.

Please call Jake Theodore to book your private inspection 0417 507 692.

For Sale in conjunction with Charles Stewart Colac.

*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.