

36 Myrtlebank-Fulham Road, Myrtlebank, VIC, 3851 Wellington

REAL ESTATE



Rural For Sale

Saturday, 30 November 2024

36 Myrtlebank-Fulham Road, Myrtlebank, VIC, 3851

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Rural



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Luxury Lifestyle and Rural Excellence on 4.25 Hectares

Set on 4.25 hectares of picturesque countryside, this property offers the ultimate rural lifestyle with everything you could need for comfort, productivity, and relaxation. Privately positioned among established gardens and trees, the home enjoys a serene rural outlook while being surrounded by impressive features that cater to every need.

Whether you're seeking a property for livestock/farming or simply to embrace the country lifestyle, this meticulously planned property has it all, and with the convenience of the township of Sale only a short eight-minute drive and Maffra only ten minutes away you get the best of both worlds.

The well-built home exudes charm and practicality, with wide verandas wrapping around the entire house. At its heart is a light-filled, open-plan kitchen, dining, and living area with polished concrete floors, large windows, and a wood heater/oven and cooktop that warms the space and allows for cooking. The kitchen features harlequin stone benchtops, electric oven/stovetop, dishwasher, abundant storage, including a walk-in pantry.

The three spacious bedrooms, all with built-in robes, include a large master with direct access to a central bathroom complete with a walk-in shower, vanity, and bath.

Additional home features include a 6.24kW solar system, double-insulated roof, and fire-resistant Timbercrete bricks, ensuring comfort and safety.

For those who love to entertain, the outdoor area is a dream. An undercover entertaining space overlooks a sparkling 6x3m pool with spa massage jets, creating a perfect spot for relaxation and gatherings.

A fully self-contained unit adds versatility, offering additional accommodation with its own kitchen, living area, mezzanine, split system, bathroom, laundry, and verandah, along with a 9x3m carport.

The property is exceptionally well-equipped for farming or livestock management, with extensive shedding and infrastructure. It includes a 12x7.5m workshop (3.6m high), a 12x7.5m vehicle shed (3.1m high) with a 7.5x3.6m drive-through bay, a 14x6m hay shed (4.2m high) with a 10x6m lean-to, a 9x7.2m vehicle storage area, and a 6x5m barn.

Water security is a standout feature, with four 5000-gallon water tanks, a 3000-gallon pool top-up tank, and a 26Mgl ground water license with the bore. A 3-phase 5kW submersible pump supplies a 100mm header and six outlets, ensuring irrigation for all four paddocks.

New cattle yards, complete with an adjustable loading ramp, provide seamless functionality for livestock management. Electric fencing and strategically planted native tree shelter belts, offering both security and natural protection.

Sustainability and self-sufficiency are central to this property, with a productive orchard featuring peach, pear, apple, apricot, nectarine, orange, lime, lemon, and macadamia trees. A vegetable garden and hothouse further enhance the lifestyle offerings.

This exceptional property offers a rare opportunity to enjoy a luxurious and productive rural lifestyle.

With every detail thoughtfully planned and executed, this is the lifestyle retreat you've been waiting for. Don't miss out—contact us today to arrange your private inspection.

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist