

**426 Yarragon Leongatha Road, Yarragon, Vic 3823**



**Acreage For Sale**

Tuesday, 16 January 2024

426 Yarragon Leongatha Road, Yarragon, Vic 3823

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 20 m2**

**Type: Acreage**



Phil Gallagher

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**\$2,499,000**

This exceptional property boasts an impressive, custom-built architecturally designed home (four bedrooms, three-and-a-half-bathroom comfort and luxury) on a sprawling 51 acres. Jaw-dropping panoramic views and northerly aspects surround this magnificent residence, located just 4 kilometers from the charming Yarragon township.

- Refined style and functionality
- exquisite bamboo flooring throughout
- high-raked ceilings, ensuring comfort and style in every corner
- double-glazed windows and double doors throughout
- multiple access points to the wrap-around veranda
- windows frame the breathtaking vistas that stretch as far as the eye can see
- craftsman built joinery and Corian benchtops laundry, kitchen and vanities
- solar hot water & 4kw solar panels
- ample house water supply 8 x 8,800litre tanks ( 70,400 l)
- Main house
- spacious kitchen, designed for the culinary enthusiast
- abundant storage, integrated fridge and dishwasher, high-end appliances, island bench & magnificent 4-oven Aga stove
- open-plan dining and living area provides a seamless flow, creating an inviting space to entertain and relax
- wood-fired heater to dining area, extra double-sided fireplace for comfort and ambiance to living area and office/study
- master suite is a true haven, complete with a luxurious ensuite and a spacious walk-in robe
- separate office/study provides a private sanctuary for work or study
- two generous additional bedrooms with built-in robes offer ample accommodation
- Linked Pavilion
- spacious comfortable living area with kitchenette and wood heater
- guest suite, walk-in robe, bathroom with separate toilet - ideal for accommodating guests or extended family members, with an extra touch of luxury and privacy
- Outdoor undercover entertaining area
- built-in kitchen with hot/cold water
- Pull-down zip-lock blinds for all-weather use
- Farm set up for ease of management with full laneway access, extensive shelter belts, excellent fencing
- strong boundary fencing & electric fences in main cattle paddocks
- Windmill-powered aeration system for dam
- extensive plantings for shelter & shade
- all weather laneways
- water supply - gravity fed from dam to two header tanks (90,000 litres)
- and reticulated water trough system to all paddocks
- paddocks - 15 x median size 1 ha
- house paddocks for small animals/husbandry total 1.4 ha also with reticulated water system
- quality stock yards, crush and race plus separate facilities for small animals
- Colorbond sheds - 12 x 7 with annexe and 8 x 5, plus separate hay shed
- fenced vegetable garden, established fruit trees and greenhouse

Call Phil 0427 303 284 to organise a Private inspection