

**652 Myamyn-MacArthur Road, Breakaway Creek,
VIC, 3303**



Rural For Sale

Tuesday, 19 November 2024

652 Myamyn-MacArthur Road, Breakaway Creek, VIC, 3303

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: Rural



Sam Groves
0355711004

Oak Park

Groves Real Estate is pleased to present the opportunity for buyers to purchase Oak Park, a productive 51Ha/126Ac (approx.) farm featuring a spacious and well-presented family home.

The updated brick home is on a grand scale with plenty of room for the entire family. It contains five bedrooms and multiple living spaces. Large windows throughout provide plenty of natural light, as well as captivating rural vistas.

Family functionality is at the forefront, with spacious kitchen flowing into a meals and living area. The blackwood kitchen contains plenty of storage, including a walk-in pantry, as well as a wall oven and grill and a six-burner gas cooktop. Comfort control is covered in here, thanks to the addition of a Jindara wood heater and a Daikin split system.

There is also a separate formal dining room with parquet flooring and a spacious, carpeted formal living room with an adjacent powder room.

The substantial master bedroom not only contains a walk-in robe with a combination of shelving, hanging and drawers, but a beautifully renovated ensuite, with grey wall and floor tiles, a walk-in shower, crisp white cabinetry and toilet.

The family bathroom is particularly large and contains a bath, shower, vanity and toilet.

The modern laundry, beautifully renovated just three years ago, offers plenty of cabinetry and direct external access.

Conveniently, school buses stop right at the front gate, transporting children to schools in Heywood and Branhholme.

The fertile, intensive farming block is currently set up for cattle, with a gravelled central laneway to all 22 electrified paddocks and confinement pens, all but two have been sown to high-performance ryegrass, phalaris, fescue and clovers in recent times.

Water for the property is all less than eight years of age, via an Artesian Bore to poly reservoir tank and then pressurised via 40mm poly water lines to troughs in all paddocks.

There is a 1Ha lake stocked with Redfin and Murray Cod, suitable for recreational fishing, which has abundant birdlife and underpins water security for the property.

As-new Clipex cattle yards with crush and ramp are on a concrete non-slip pad with all weather B-Double access.

There is also a fully enclosed lock-up workshop with concrete, lights and power which could be easily be converted to a shearing shed if needed. One large shed on the laneway is ideal for hay storage, while a converted brick dairy is currently utilised for machinery and vehicle storage.

The property has double fence exclusion fencing around the perimeter, two metres in height, to assist with bio-security. The property also features sealed road frontages, excellent phone and internet service.

Oak Park is positioned just 15 minutes from Heywood and Macarthur, 30 minutes from the regional centre of Hamilton, 70 minutes from Warrnambool and 80 minutes from Mt Gambier.

The property has been priced for a quick sale and inspection will not disappoint. Contact Darren Groves on 0419 735 228 or Sam Groves on 0400 547 207 to arrange your inspection.