



**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

\*Single price \$\_\_\_\_\_ or range between \$1100000 & \$1210000

**Median sale price**

(\*Delete or tick if house or unit as applicable)

Median price \$Not known \*House  \*unit  Suburb or locality \_\_\_\_\_  
 Period - From \_\_\_\_\_ to \_\_\_\_\_ Source \_\_\_\_\_

**Comparable property sales (\*Delete A or B below as applicable)**

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



# SOLD

## PICTURESQUE BOUTIQUE HORSE STUD

Set up as a horse stud on 10 acres approx with the opportunity to lease further land, this property is in immaculate condition with a large Brick veneer homestead, double carport, large 18 x 6m workshop, insulated tack room, feed room plus other shedding. The paddocks have all been reseeded targeting specific horse pasture with a mix of established grasses and are well set out with dual access, a central lane way for ease of moving stock, 2 big paddocks at the back with 2 hay sheds and a further 5 paddocks with 2 horse shelters/stables, cattle yards and horse crush plus large orchard. The property has abundant water with a licensed bore plus large tank and a dam. The home has 3 large double bedrooms, a lovely split bathroom with deep bath and wall length double shower, separate vanity room and separate toilet, kitchen with dishwasher, electric wall oven and hotplates and leads to the dining area and a beautiful outlook of the paddocks. The lounge area is huge with a big wood fire and ducting to the rest of the home plus evaporative air conditioning and split system reverse cycle air conditioning. There is a massive rumpus room which is combined as an office/games room. For entertaining there is a huge undercover patio area and spacious fenced rear yard big enough to entertain the largest crowd. Only 2 minutes to the local Primary School, shops, doctors etc, 30 minutes to Pakenham, 12 minutes to Koo Wee Rup, 23 minutes to Drouin. Perfect for children, pets, work from home and the horse lover. An inspection is a must.

**3 BED | 1 BATH | 6 CAR**

**PRICE:**  
\$1,170,000

**OPEN FOR INSPECTION:**  
N/A



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