

75 SMITHS ROAD **MARDAN**



FOR SALE

VICTORIAN BEAUTY ON IDYLIC 48 ACRES.

Can you picture yourself driving up a tree-lined driveway, past lush, undulating pasture, a delightful feature dam and arriving at one of the highest quality restorations of a Victorian homestead in the area and calling it home?

Exquisite "Jonlea Homestead" is situated only 12 minutes from picturesque Mirboo North and 20 minutes from thriving Leongatha and is on a rare 48 acre parcel of productive land with beautiful rural views and is awaiting the next family to pop their name on the gate.

There are many options available for Jonlea. Whether you're an entrepreneur looking for the ideal event venue or property to cultivate olives, grapes or truffles or a self-sustainable small-scale beef, sheep or alpaca farmer, Air B & B host, or are simply a growing, young family looking for some income potential and an idyllic lifestyle; the possibilities are only limited by your imagination.

The home has been extensively restored, renovated and extended from the base, all the way to the tip of the chimneys, leaving nothing left to do but move in and enjoy. Generous in size with high ceilings (9-10ft) throughout, 5 sizeable bedrooms + study nook, with ensuite and WIR to King master bedroom and BIR's in the remaining 4. The renovations have kept the beautiful heritage features and combined them with modern upgrades such as an updated kitchen and dining area including a new replica Aga. The family and living area have a cosy wood fire and R/C air con. and can be closed off from the other end of the house to create zoned living spaces. A purpose-built area for a dance studio can be utilised in many ways and could provide a rumpus room, home gym or a great space for yoga or mediation sessions and the master bathroom has a generous spa bath for ultimate relaxation.

The entertainers and shed enthusiasts will appreciate the amount of extremely neat and usable infrastructure available here including outdoor entertaining area, double carport and 4 car garage ex-dairy, 10 bay, 28m long hay shed, high clearance workshop, woodshed, 15 x 13m piggery, predator proof chicken pen plus so much more.

Your inspection is invited to appreciate the full list of features that extends beyond this list;

- 4.5 kw solar
- 3 dams
- feature lagoon with hut & deck
- several house & garden water tanks
- troughs to the 7 paddocks

5 BED | 2 BATH | 6 CAR

PRICE:

\$1,900,000 - \$2,050,000

OPEN FOR INSPECTION:

N/A



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