

**105 South Durham Bridge Road, Durham Lead, Vic
3352**

McGrath

Sold House

Monday, 9 October 2023

105 South Durham Bridge Road, Durham Lead, Vic 3352

Bedrooms: 3

Bathrooms: 1

Parkings: 12

Area: 8 m2

Type: House



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Contact agent

Set on approx. 20 acres in a quiet and private position is this gorgeous family home amongst native gardens overlooking the Yarrowee River. • The Western Red Cedar home sits towards the rear of the property and is the perfect place to escape the rat race. • Offering three bedrooms, two living areas, a multi purpose room or bungalow, natural light throughout and decking overlooking the yard – you will instantly feel at home as soon as you step in the door. • The property boasts 3 fenced paddocks plus access laneway suitable for horses or other livestock, lush improved pastures, a house/shed paddock that is fenced with chicken mesh, and there's a smaller lock-up yard near the house for added convenience. There are cattle yards with a crush and a loading ramp for easy movement of stock. • The shedding on the property is incredible with a substantial Colorbond Shed (12m x 24m) with a mezzanine, power, water and a 6-inch concrete base that can accommodate trucks, machinery or serve as a workshop. Additionally, there is a galvanized machinery shed/workshop (approx. 7m X 15m) with power and water adds versatility to the property. A galvanized wood/storage shed (approx. 5m x 9m) provides ample space for tools and equipment. There is ample turning room and a turning circle for easy movement of large vehicles. • The gardens are a green thumbs paradise with several mature fruit trees, a veggie patch, native garden beds and a massive 110,000L rainwater storage capacity spread across 5 tanks ensures a consistent water supply. • The home is connected to mains power and a 5kw solar system keeps your energy bills in check and reduces your carbon footprint. • Revel in breath taking vistas of Mt Buninyong and overlook the tranquil Yarrowee River where you can head to for a swim or some fishing. • A quick drive to shops, schooling, sporting facilities, supermarket, cafes and more – this is your opportunity to secure the quiet country lifer in an enviable location.