

105 Verekers Lane, Kyneton, Vic 3444

House For Sale

Saturday, 23 December 2023

105 Verekers Lane, Kyneton, Vic 3444

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 3 m2

Type: House



Robert Broadhurst
0488300900

\$980,000 - \$1,070,000

Located in one of Kyneton's tightly held rural residential areas on a classic leafy green country lane, this 3.9 Hectare / 9.7 Acre Lifestyle Property is waiting for its new owners to experience the tranquil lifestyle that 105 Verekers Lane offers. Set amongst well established gardens, this Circa 70's home is ready to provide comfortable living and entertaining for family and friends along with the lifestyle experience only a small acreage property like this can offer. Freshly painted interiors, polished pine floors throughout and late Mid Century features await in this 3 Bedroom, 2 Living, 2 Bathroom home. Open plan kitchen and living area with an abundance of natural light and views to the private deck and garden on one level. With a second enormous formal living / entertainment room with high ceiling, exposed Oregon beams and impressive internal brickwork chimney, the dual living zones easily accommodate a growing family lifestyle. Both living spaces have air conditioning and are adjoined by a huge outdoor entertaining Deck perfect for al fresco dining and entertaining all year round. A second deck adjoins the large living room with lovely views across the property. Wood Heaters in both living areas provide ample heat in the cooler weather. Step outside to find the home surrounded with lawns perfect for kids to play close to the house with plenty of privacy and shade provided by the many established native Eucalypts and European tree varieties. Views across the gentle undulation of the property to the picturesque dam are complimented by the undisturbed privately owned bushland that borders the rear boundary of the property. Originally designed for breeding racehorses, the property still retains the equine infrastructure including post and rail fencing, numerous gated paddocks, stallion yard, foaling yards, spelling yards, Veterinary crush x 3 and 3 horse paddock shelters. The arable volcanic soil quality in the area provides good quality pasture with a low sugar content perfect for horses. The rear 4 acre paddock has potential for hay production if required. Additionally, a secure fox proofed chook house is ready to home a brood of chickens and delicious daily fresh eggs for the family. The enormous 207 msq original stable facilities are now converted to a clear span workshop with 80% concrete floors and divided into two zones with tack room and storage/ office. Water and Septic lines are plumbed from the shed to allow for future bathroom installation. A 5 KKW low threshold solar array is installed on the shed roof. Outside the shed, ample parking is available at the base of the grand 100 meter driveway. Furthermore 3 x 25,000 litre concrete water tanks provide the house with ample water all year round. Children and adults alike will delight in the amount of wildlife attracted to the property due to the huge spring fed dam, which boasts a large eco system home to many species of bird, rainbow trout and yabbies and a jetty perfect for a spot of fishing or summertime swimming. The dam also has a pump which sends water to several outlets around the property. A small orchard comprising of mulberry, nectarine, peach and apple are ready to enjoy. Beyond the property the conveniences are minutes away in the Kyneton Township including train station, amazing restaurants and bars/ cafes. Local golf club and wineries are just a few hills over, local nature reserves and waterfalls, day tripping options are always a temptation with Castlemaine, Daylesford, Hepburn Springs all a short drive away. Quality schooling options are available in Kyneton including the highly regarded Kyneton High School, Sacred Heart College and Braemar College a short drive away. You're also on the school bus route for added convenience, minutes from freeways and under an hour's commute to Melbourne. Don't miss out on the chance to call 105 Verekers Lane your own. Embrace the opportunity to move right in and enjoy, renovate or subdivide to 5 acres (STCA) the choice is yours. Endless possibilities for your dream rural lifestyle retreat await. Inspect now!** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.