

115 Burgess Road, Bunbartha, Vic 3634



Lifestyle For Sale

Monday, 15 April 2024

115 Burgess Road, Bunbartha, Vic 3634

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 8 m2

Type: Lifestyle



Rob Bruns

0457830779

\$675,000

• Approx 8.1ha (20ac) • 1 x GMW Irrigation Service Point with 0.35 DSE • 9.5 Megs HRWS & 5.4 Megs LRWS • 4 Bedroom, 2 Bathroom Weatherboard Home with Large Verandahs & Alfresco area. • Approx 30,000 Gal rainwater tank storage • Expansive garden and lawn area with a variety of established English style Trees. • Very Good Horse facilities comprising of horse stable shed with Tack room, round yard, and Sand Yard. • Excellent 12m x 6m fully lockable Workshop/Machinery Shed with power, concrete flooring, and large sliding doors. • Old brick Dairy with concrete flooring & stock yards with ramp • Additional usable sundry shedding. • All paddocks can be irrigated via underground pipeline and travelling irrigator from 1 Megalitre storage dam. • Paddocks are accessed via a very good laneway system with good fencing throughout. COMMENTS: Regarding the home, this is a project that requires completion. The key fundamentals are in place and done, it just needs to be finished off... Due to human mismanagement of the nearby Loch Garry, the Property & House were affected by the 2022 floods, causing the owners to evacuate. This is the first time the property has ever been flood affected since the levy banks were constructed many decades ago. Please Note, the property is not known to frequently flood, and the owners have commenced the necessary repairs to bring the house back to its original condition. Due to unforeseen circumstances, they are not able to fully complete the task ahead. This allows any prospective purchasers a genuine opportunity to put their own stamp on this wonderful property and bring it back to its former glory.