

12 Parsons Road, Elmore, Vic 3558



Sold Lifestyle

Thursday, 11 April 2024

12 Parsons Road, Elmore, Vic 3558

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 12 m2

Type: Lifestyle



Luke Ryan

Contact agent

PROPERTY HAS HOUSE, SHEDDING, IRRIGATION WATER AND BORE ON 12 ACRES FIRST TITLE, SECOND TITLE IS NORTHERN DRYLAND Paddock ON 19 ACRES, VENDORS WILL SPLIT AND SELL FIRST TITLE ONLY IF REQUIRED. Here is a lifestyle property which includes a solid 3 bedroom, 2 bathroom plus office brick veneer home, is ideally positioned on the southern edge of Elmore, with approx. 30 acres and offering a glorious outlook, you will find this the perfect property to call home and raise those animals enjoying the rural lifestyle. This property is loaded with features including: 3 bedrooms, main with walk through robe and ensuite with double vanity. Study that could be used as a fourth BR if required. Open plan living with modern kitchen/dining/lounge. Family bathroom with separate bath, shower and vanity, separate toilet and laundry offering linen press and cupboard storage. Evaporative cooling is used throughout the home and wood heater for the winter months to keep you warm. The outdoors offer a newly landscaped front garden with feature water-pond, gravel driveway and new front fence. Rear gardens feature established trees and vibrant green lawns with pop-up sprinkler system. Verandahs on 2 sides with outstanding views. Tank water supplies the house with groundwater as a back up which is used for gardens and stock troughs, house water supply has 3 stage filtration. Large solar system with 17 Panels and Fronius 6.3 kw Inverter. Approx. 30 acres of high quality Elmore sandy loam soils with Irrigation, Good boundary fencing and internal fencing, Deep lead bore includes 30 megs Campaspe groundwater deep lead entitlement providing fantastic water security for the property and allowing summer irrigation. The land is well timbered allowing plenty of shelter for livestock. 2 large poly tanks for water storage 46,000lts and 25,000ltr. Extensive shedding including concreted Colorbond Carport which doubles as a very large outdoor entertaining area with two side roller doors that can open to allow breeze through (or park extra cars), concrete floor, power and lights, 5 by 4 meter bays, ceiling fans in alfresco part. Lock-up workshop with 2 sliding doors, concrete floor, 15amp power and lights/sensor lights. Large hayshed approx. 12m x 7m. Transportable and powered 1 room donga/office with split system heating and cooling. 2 large chook Sheds. This property will tick all the boxes with 30 acres of quality soils in a highly regarded farming district, great family home, ample shedding and plenty of space for growing feed for horses, sheep or run some cattle. Located a close 2 minute drive to Elmore, 15 minute drive to Rochester and 40 minute drive to Bendigo a property of this calibre with acreage and so many extras does not come up very often. There is nothing that you will need to do other than move in and start enjoying this rural lifestyle. Property can be sold as a whole with both titles for \$999,000 or we can split the property and sell you the home, 12 acres and water for \$775,000 if this will help budget wise. To arrange an inspection of this property call Luke Ryan on 0438 841 127.