

1284 Nareen Road, Nareen, Vic 3315

Lifestyle For Sale

Saturday, 11 November 2023



1284 Nareen Road, Nareen, Vic 3315

Bedrooms: 6

Bathrooms: 3

Parkings: 10

Area: 50 m2

Type: Lifestyle



Jill McErvale
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Heath Templeton
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\$899,000

Wallabadah is a versatile and gently undulating property of fertile well drained soils with an expansive body of water that provides for a variety of horticultural ventures including the potential to expand the current profitable native flower plantings and still have plenty of space for the horses, sheep or cattle. The substantial four-bedroom, 2-bathroom, 3 living room home with wide verandahs provides comfortable family living with the added bonus of a two-bedroom, self-contained apartment providing a separate space for guests or extended family. - Kitchen with gas cooking, dishwasher and walk in pantry - Open plan kitchen, dining living area with built in bookshelves and storage - Formal living room with feature stone fireplace, french doors to the wide verandah and garden views - Snug with French doors to verandah - Immense master bedroom with walk in robe and art deco ensuite - Three further generous bedrooms, two with built in robes - Family bathroom with sunken bath, separate shower and vanity - Sunroom or fantastic hobby or play room - Laundry-mudroom with third toilet - Two storey, 2 bedroom apartment with open plan kitchen, living dining area - Paved court yard with afternoon sun - Established grounds featuring English trees and vast lawns - Approximately 20 acres planted to native flower species for the cut flower market - 75 megalitre dam fed by springs and seasonal water course for house garden, livestock and flower farm - Irrigation licence - Drip irrigation and fertigation on flower farm - New area for flowers not yet planted. 40 rows x 200m (10 acres approx.) - Flower packing shed - Olympic size all weather dressage arena with rock base and mixed sand surface - Stable with automated blue tooth timer lighting - Tack room - Horse wash with hot water - 3 stand shearing shed with under cover yards - Timber cattle yards and loading ramp - Two machinery sheds - one with power and lock up workshop - 14 well fenced paddocks including 5 horse paddocks with laneway - Two machinery sheds - one with power and lock up workshop - NBN available - School bus available This diverse property offers productive country lifestyle opportunities for the whole family. Situated approximately 25 km from Coleraine, 35 km from Casterton, 60 km from Hamilton, 105 km from Mt Gambier and 350 km from Melbourne Further information regarding native flower species and returns is available upon request