

# 177 Coolart Road, Hastings, Vic 3915

HOMES & ACREAGE

## Acreage For Sale

Wednesday, 24 April 2024

177 Coolart Road, Hastings, Vic 3915

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 26 m2

Type: Acreage



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**\$5,800,000 - \$6,100,000**

An equine oasis on 65.8 acres (approx) with a luxury 5 bedroom farmhouse, stable complex, arena and 17 paddock agistment facility, 'Eternal Flame' presents an outstanding rural opportunity pairing lifestyle and vocation. Constructed 4 years ago, the expansive 5 bedroom, 3.5 bathroom residence boasts 2 stunning living areas with wormy chestnut timber flooring, hydronic heating, a fireplace and split system airconditioning. The culinary kitchen provides an inspiring space to prepare the nightly meal with sleek stone benchtops, a butler's pantry and premium appliances, while the covered alfresco area with in deck spa offers an enviable setting for outdoor hosting overlooking the undulating pastures. A full family bathroom, master ensuite, guest ensuite, powder room, study nook and double garage are among a long list of inclusions in the main house, while the self-contained 2 room office/studio with 1 bathroom, laundry and toilet is ideal for a running a business on site. A well established agistment facility, the land's infrastructure features a 6 stables, 17 agisted paddocks with sand yards, shelters and automatic trough water, an agisters' complex with 18x three bay feed bins and 18x two saddle tack boxes, tea room, hot wash and covered tie up, 2 round yards, a jumps paddock, cross country riding area, a sand arena, as well as cattle paddocks, 4 dams and more. Surrounded by vineyards, the property is a few minutes' drive to the major shopping of Hastings, Westernport Marina and extensive foreshore, Woodleigh School, Flinders Christian Community College, public primary and secondary schools and just minutes to the Mornington Peninsula freeway. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

**Features:** RESIDENCE • 4 year old luxury farmhouse on 65 acres (approx) • 2 living area with wormy chestnut flooring • Contemporary kitchen with stone benchtops & butler's pantry • Falcon black 90cm oven & Smeg black dishwasher • Covered alfresco area with in deck jacuzzi • Alfresco terrace off upper lounge • Sun patio • Elegant family bathroom with timber tiling & separate powder room • Luxe master with walk-through robe, modern ensuite & rural vista • Guest wing with contemporary bathroom, study nook & separate entry • Additional guest powder room • Ducted vacuuming • Laundry chute • 2 store rooms • Fireplace, hydronic heating, 2 split systems & ceiling fans throughout • Drying cupboard • Double garage • 3 tree lined driveways • Electronic gates

**GROUNDINGS:** • Concrete stable complex with 6 large horse & foal stalls • 2 room home office/studio with bathroom, laundry and toilet • 17 agisted paddocks with sand yards, shelters & automatic trough water • Laneways between each paddock • Electric fencing • Agisting complex with 18 feed bins & 2 saddle tack boxes • Agisters' tea room • Hot wash • Covered tie up • Cross country riding area • Cattle paddocks (approximately 27 paddocks in total) • 2 round yards (1 with rubber sand base) • Jumps paddock • 60 x 30m sand arena • 4 dams • Bore water with pump to dams • CFA water tank with pump & gravity reticulation • 6 additional water tanks • Raised vegetable garden • Chook house • Tractor & boat bay • 3 bay open shed • Large machinery shed • Outhouse with septic • Hay barn • Worm septic • 3 phase power