

18 Farmers Lane, Invermay, Vic 3352



Sold Lifestyle

Thursday, 17 August 2023

18 Farmers Lane, Invermay, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 26 m2

Type: Lifestyle



Grant Daniell
0427495435

Contact agent

EASY COMMUTE TO BALLARAT, WENDOUREE AND BUNINYONG 65.9 ACRES – “HILLSIDE VIEW” – 26.70 HECTARES

PRIME LAMBS – BEEF – PART CROPPING – ALTERNATE FARMING – INVESTMENT Nestled in an ideal location just off the Midland Highway, this property offers a tranquil rural lifestyle while still being conveniently close to essential amenities and major cities. The property enjoys a prime location close to primary and secondary schools, and only 8 kilometres from Ballarat's CBD, providing easy access to services and facilities. It's 8.3km from Creswick, 20km from Buninyong and 7km from Wendouree. And the quaint township of Invermay offers a close-knit community atmosphere. As you explore the property, you notice it's fully fenced, ensuring the safety and security of both livestock and residents. Additionally, throughout the property there are well-established shelter plantations providing optimal protection from the elements, enhancing the overall farming experience. There is abundant water available with three dams located to provide a reliable source for livestock. As well as stock yards for efficient livestock management. The residence is a charming brick veneer home, with a low-maintenance tiled roof, and a two-car garage. The kitchen and bathroom have been thoughtfully renovated featuring modern fixtures and finishes. Accommodation includes 4 bedrooms (master with ensuite) the remaining spacious bedrooms have built-in robes. There is a centrally located family bathroom complete with shower and spa bath. A reverse cycle air conditioner provides heating and cooling ensuring year-round comfort, and a solid wood heater in the lounge room adds a cosy ambience during colder months. One of the highlights of this property is the beautifully established garden, showcasing a variety of plants and providing a serene and picturesque setting. Additionally, the property features excellent shedding, providing ample space for storing equipment and machinery, 3kw solar system to and for those with a green thumb, the property boasts a sizable under-cover orchard, offering the opportunity to grow a variety of fruit trees and enjoy the bounties of nature throughout the seasons. In summary, this expansive 65.9-acre property offers a prime location, versatile agricultural potential, and a comfortable brick veneer home. With its fully fenced boundaries, good shelter plantations, dams, stockyards, established garden, great shedding, sizable undercover orchard, and modernised interior, this property presents an exceptional opportunity to embrace a rural lifestyle while enjoying the convenience of nearby towns and cities.