

**18 Paynes Road, Seville, Vic 3139**



**Sold House**

Thursday, 29 February 2024

18 Paynes Road, Seville, Vic 3139

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8 m2**

**Type: House**



Richard Taylor  
0407081957

## Contact agent

8.08 Hec (20 Acres) Reduced to sell, located in pony club Mecca in the heart of the Yarra Valley. This, genuine Horse Property, located 400 metres from Seville Pony Club and less than a kilometre walk to main street shopping and sporting facilities, has been reduced by keen, motivated vendors to sell. All genuine offers will be considered. Yes, there is work to be done, but a property of this nature, with its large, spacious, elevated homestead, located within easy walking distance of Seville village facilities, represents as a secure, long term investment for any purchaser. A bricked column gateway provides entry along a bitumen drive, all the way up to the elevated homestead surrounded by gardens of established roses, rhododendrons and azaleas, right now resplendent in bright colours and all overlooking the township, surrounding farmland and beyond to the mountains. With verandahs on all sides and wide paved areas surrounding the home, level wheel-chair friendly access, is provided into a home where priority has been given to large, spacious rooms. The centred, family living area contains a huge blackwood kitchen with large breakfast bar and separate meals area and then even more seating area around a big open fire place. Similarly, an adjacent, spacious room is currently set up for formal dining but would work equally well as a formal lounge. At one end of the home, a large Master Bedroom is complete with walk through robes into an ensuite while just around the corner is a Powder Room with vanity and toilet. Beyond the central living areas at the eastern end of the home are three more bedrooms each with wall to wall, built in robes. More practicality in design is evident from the rear entry into an again, large laundry which also allows entry into the Main Bathroom, essentially creating a "Mud Room". A paved entry to the home provides drive-in access to a double lock up garage in which, is also ample room to add a work bench if so required. This home has a sunny, North Easterly aspect and all front windows take advantage of the panoramic, Yarra Valley views. The property is divided into 6 main paddocks of permanent pasture and has two dams. The main drive way leads past the homestead and an old menage, on to substantial shedding which has been created to be "large truck" friendly, with a big turning circle at the rear. This property is a perfect match for truckies or other heavy plant operators with dimensions of the main shed at approximately (25m x 14m), with the middle section, around 4.5 metres in height. Another lean-to running the full length of the building provides extra cover... Inspections by appointment only.