

**180 Milners Road, Lang Lang East, Vic 3984**



**Sold Lifestyle**

Friday, 24 May 2024

180 Milners Road, Lang Lang East, Vic 3984

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 8 m2**

**Type: Lifestyle**



Stephen Hodge

0403538482

## Contact agent

For the buyer looking for small acreage close to town amenities, this immaculately maintained 21 acre farmlet has everything covered for a country lifestyle. Horse enthusiasts will appreciate the well drained, level to gently rising terrain as well as quality hot wire fencing and some infrastructure already in place. The home has a warm, inviting vibe with four bedrooms, two bathrooms, well appointed kitchen, two living areas and a fabulous covered alfresco. An automated gate allows secure entry to a circular driveway at the front of the home. White painted timber cabinetry gives the kitchen a fresh, modern farmhouse feel complemented with updated electric appliances including an induction cooktop, oven and a dishwasher. Slate flooring in the kitchen and family living area is a practical choice whilst vinyl plank flooring in the sitting and dining room is also part of the recent overhaul. A solid fuel heater and evaporative cooling throughout ensures year round temperature control. Storage is well catered for with a walk-in robe in the main bedroom, triple robes are found in the secondary bedrooms, inbuilt cabinetry in the laundry and a double linen press. Additional improvements include:

- 18m x 9m steel shed with two roller doors
- Stable with adjoining lock-up tack/feed room and one open bay
- Loose box and shade shelters
- Stock yard with loading race

Water is provided by three tanks totalling 60,000 litres plus a dam and a bore, which supplies the paddock troughs. The property is divided into 8 main paddocks 4 of these are accessed by a central laneway with two larger paddocks at the rear of the laneway. At the front of the home, a copse of ornamental native trees and trimmed hedging plants create an attractive setting, the securely fenced house yard is mainly laid to lush green lawn with assorted fruit trees, including citrus and an olive tree. The property is located on a quiet, no through road, eight kilometres from Lang Lang, the South Gippsland Highway and approximately 30 kilometres from Drouin, Pakenham and the Pakenham Racing Club. Ideal for horses, the hobby farmer or a variety of agricultural pursuits, this appealing property offers the perfect country lifestyle.