

192 Clay Gully Lane, McIntyre, Vic 3472



House For Sale

Friday, 24 May 2024

192 Clay Gully Lane, McIntyre, Vic 3472

Bedrooms: 3

Bathrooms: 1

Area: 8 m2

Type: House



Patrick Skahill

0354431744

\$720,000 - \$760,000

Imagine waking each day surrounded by the serene beauty of nature, nestled in a tranquil environment that soothes the soul. Living in such a setting allows for a harmonious existence with the natural world. The tranquillity of rural surroundings fosters mental well-being and provides an ideal escape from the hectic pace of urban life. You can produce and store your own power supply using the quality 40 kilowatt Victron solar system installed by Commodore. The panels are complemented by 5 storage batteries and an automatic generator to ensure uninterrupted power supply. Adopting an off-grid lifestyle in a rural area not only minimises ongoing expenses but also promotes sustainability. Resources are both renewable and abundant. With a 100,000L water storage tank, a 4 Meg water entitlement from GMW, plus a further three 20,000L tanks and a 10,000L house tank. This setup ensures self-sufficiency and reduces dependency on external utilities, making it economically viable for families and an attractive option for holiday retreats. You may wish to secure the property to establish your favoured pursuits such as growing veggies, and harvesting fruit trees and grape vines. As well as keeping chooks, bees, horses, and pets. A large shady verandah dresses the front of the home and provides a most welcoming entry to the galley style kitchen, complete with a generous walk-in pantry. Each of the three bedrooms feature ceiling fans, ample built-in robes and convenient access to the family bathroom. Open plan dining and living areas exude warmth with neutral décor and feature a recently installed quality split system air-conditioner and an updated ambient wood heater. The owners estimate that there is a ten year supply of stacked firewood ready for small length reduction included with the sale. Indulge in outdoor entertaining and relaxed living on the expansive covered deck and enjoy views over the aboveground pool, to the picturesque green scenery beyond. Additional value includes a 4-bay machinery shed, two workshops (one equipped with a separate solar system and concrete floor), a 20' shipping container/tack room, along with other outbuildings. The property enjoys great access to public conservation bushland which provides great walking trails. It is positioned 20 mins to the townships of Inglewood, Newbridge, and Dunolly, 35 mins to Maryborough, 50 mins to Bendigo and 2 hours to Melbourne Airport. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>