

**197 Menzies Lane, Casterton, Vic 3311**



**Sold House**

Thursday, 21 March 2024

197 Menzies Lane, Casterton, Vic 3311

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 61 m2

Type: House



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**\$1,680,000**

The team at Nutrien Harcourts Casterton are proud to present you Bandora - a remarkable once in a lifetime opportunity to acquire the ultimate lifestyle property consisting on 61.2HA / 151.22 Acres, less than 10 minutes to Casterton and 40 minutes to Mount Gambier. Picturesque, productive redgum country with exceptional horse facilities for the equine enthusiast. The residence is nothing short of amazing, nestled back off the road for privacy, ensuring a tranquil magnificent rural outlook over Bandora, from every window in the home. This stunning brick veneer home consists of 4 generous bedrooms, the master with ensuite and walk in robe. 2 of the remaining bedrooms also offering built in robes. The 4th bedroom is semi-detached, with access via the alfresco area. This is a very versatile room, with many functions, along with the obvious being a bedroom, it would make a great home business space, studio, home salon, visitors, teenagers or grandparent retreat. The heart of the home is most definitely the spacious open plan kitchen, dining and living area. The warm welcoming, rustic elegance this space offers, instantly making you feel at home. The kitchen provides an abundance of bench space and storage, 5 burner gas cooktop, electric oven, double sink and dishwasher, whilst the island bench overlooks the impressive living area. Here you will find the free standing woodfire place, split system A/C to ensure your comfort year-round, and the stunning polished timber floors that flow through this space are certainly a focal point. Double French doors lead you onto the wrap around veranda and sliding door out into the expansive outdoor all weather alfresco entertainment area. The ultimate space for the entertainer, large family gatherings or just to relax and unwind after a long day. The main bathroom with bath, shower, vanity and the toilet is separate for your convenience. There are 2 x single enclosed car garages. One under the main roof and the other at the rear of the home. The residence all set within a low maintenance attractive post and rail enclosed yard, with sweeping lawns and a few well-established trees. The property is well fenced into approximately 13 paddock - 7 smaller paddocks specifically for the horses with tree studded laneways. Water supplied by good dams, a bore and rainwater. With regular fertiliser history, the pastures consisting predominately of Clover, Phalaris, and native grasses. There are multiple sheds for machinery, horse floats etc along with a shipping container for additional storage and 4x dog runs. A handy set of steel cattle yards with crush and loading ramp for all your cattle handling needs. Horse facilities- • 73m<sup>2</sup> x 40m<sup>2</sup> all-weather arena • 3 - 3.6m<sup>2</sup> x 10m<sup>2</sup> stables • 4 - tie up bays • Tackroom • Washbay • Round yard • 7 x specific horse safe fenced paddocks • 14m<sup>2</sup> x 8.6m<sup>2</sup> float / machinery/ hayshed An inspection of this magnificent property is sure to impress.