

200 Kilmore-Glenaroua Road, Kilmore, Vic 3764



Mixed Farming For Sale

Tuesday, 11 June 2024

200 Kilmore-Glenaroua Road, Kilmore, Vic 3764

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 40 m2

Type: Mixed Farming



Jeanette Laffan



Marty Brooks
0467354470

\$2,200,000 to \$2,400,000

Nestled in tranquil surrounds just minutes from Kilmore township and an hour from Melbourne's CBD this well-appointed property of approximately 100 acres (40 hectares) offers a range of commercial opportunities and/or lifestyle options. Currently operated as Glen Eden Stud, a thoroughbred breeding operation is also presents an opportunity for equine professionals or enthusiasts or those seeking a peaceful yet convenient lifestyle with the added bonus of productive pastures and excellent facilities. The property includes two homes. The main brick veneer homestead overlooks a large and picturesque 20 meg dam and includes shady verandahs to enjoy the views. An open plan family room features a wood heater and adjoins a kitchen with quality Smeg appliances, island bench with breakfast bar and spacious walk-in pantry. Accommodation is provided by three robed bedrooms (all with French doors to the verandah) with the main bedroom including an ensuite. Additional features include beautiful timber flooring, split-system heating, evaporative cooling, and ducted vacuuming and a 5Kw solar system. The second home is a charming three-bedroom Edwardian gem. It features a central bathroom and laundry, cosy living area with wood fire, fully appointed kitchen and covered alfresco area. There is also ducted air-conditioning and heating, ducted vacuuming, instantaneous gas hot water, and a 26,000-litre rainwater tank. This home is perfect for extended family, as a manager or staff residence, or as a rental for additional income. The property also includes a seasonal creek adjoining an area of bushland, a bore, ample rainwater tank storage, a productive vegetable garden and orchard. Shedding and equine facilities include:

- 7 x 14m shed with toilet and sink, two horse boxes with rubber floor and walls and automatic waterers (the second box can be removed and changed to a storage/tack room allowing access to main part of the shed through a rear door)
- One large yard and two holding/day yards adjacent to shed, one with an automatic waterer that also allows walk-in /walk-out from box to yard
- Two yards adjacent to the house, both with automatic waterers
- A second large equine husbandry shed with Vet/examination area plus two boxes with rubber floors and walls and automatic waterers, custom made horse crush with foal pen with all doors (front, back and both sides) able to be opened for safety and easy handling and chest bar able to be adjusted to horse size, mini fridge/storage cupboards and sink with hot/cold water and a sliding door at the back which opens to yarded/serving area which includes a foal pen and serving area.
- Custom-made, galvanized steel eight horse walker with colorbond roof, large rubber-lined bays, solar powered hot wire, variable speed and clockwise and anti-clockwise direction
- A further six rubber lined yards of various sizes, all with automatic waterers

This is a well-equipped property in a picturesque and peaceful location within easy reach of Melbourne suitable to a variety of lifestyle, farming and equine pursuits. We invite your inspection.