

208 Edgecombe Road, Kyneton, Vic 3444

BROADHURST

Acreage For Sale

Friday, 3 November 2023

208 Edgecombe Road, Kyneton, Vic 3444

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 2 m2

Type: Acreage



Sue Wilson
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Robert Broadhurst

Contact Agent

A stone's throw from the heart of Kyneton, this family home covers an impressive 2.4 hectares (approx. 6 acres). The ranch style homestead, drenched in natural light thanks to its full-height windows, offers generous living spaces and delightful extras. Cosy up by the large modern wood heater, with the capacity to warm every corner of the house. Inside, discover 4 bedrooms, including a master suite with an ensuite and a walk-in robe, a recently renovated family bathroom, 3 spacious living areas, a separate laundry and a covered pergola, perfect for hosting summer soirées. A second residence is private and generously proportioned. With 2 bedrooms and a spacious north facing living and dining area overlooking bushland, it's a versatile space and could serve as a home office, multi-generational living abode or an enticing investment opportunity, fetching around \$450 per week in rental income. For those with a passion for horses, this property couldn't have been better positioned. It's directly opposite a public riding and recreation park with cross-country jumps, and it's home to the local pony club. Trail riders will appreciate easy access to numerous riding trails via Dettmans Lane, leading to Granite Hill Lane and Bald Hill Reserve. Infrastructure continues to delight with 5 well maintained paddocks and a day yard, all equipped with electric fencing and reticulated water troughs. You'll find stables with a roomy tacking area and 2 boxes, as well as concrete tie ups and a convenient wash bay. A sand arena overlooks the large spring fed dam. While secluded in its own world, it is far from isolated. Kyneton is a mere 2-minute drive away, and both Daylesford and Castlemaine are within a 30-minute reach. For city access, Melbourne is conveniently reachable via the Calder Freeway or VLine, ensuring you stay well-connected, even if you ever wish to depart from your tranquil rural retreat.** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.