

**21-33 Willis Street, Harrow, Vic 3317**



**Acreage For Sale**

Thursday, 9 November 2023

21-33 Willis Street, Harrow, Vic 3317

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1 m2**

**Type: Acreage**



Helen Gorman  
0417888319



Peter Gorman

## Contact Agent

Built in 1896 by Dr Walter Potts,, Wyndham Croft, is a character filled home with veranda's on all sides. Set among an attractive and productive garden on 4 acres of land overlooking the historic township of Harrow. Located in a peaceful and private position at the end of a quiet no through road, yet only 2 minutes from the town centre, it's surrounded by beautiful river red gums, and has amazing rural views of the Glenelg river and the country side beyond. Comprising 3 main bedrooms, inc 2 with built in robes, plus an office that could easily become a 4th bedroom if needed. All rooms are of a generous size that are made to feel all the more spacious by the 12ft ceilings. Each room has a functioning open fireplace, just right for those winters nights. The kitchen, with panoramic views, is part of an open plan dining/ family room area, has American Oak bench tops and comes equipped with an Esse combustion wood stove that not only provides a large cooktop surface, oven and warming drawer, but also heats the hot water service and provides heat to the seven hydronic radiators placed throughout the home for that extra warmth, helping to save money on the ever rising cost of electricity. There's also a butler's pantry, small cellar for those special wines, an upgraded bathroom, a modern and practical laundry, and 2 toilets. A north facing sunroom, also with a working open fireplace, completes the interior. Additionally, there's a combustion heater in the family/dining room and 3 reverse cycle air conditioners. The features continue outside. There's a 12mx7m 4 bay vehicle/storage shed (with power), a 9.2mx6.2m workshop with concrete floor and power, a 3.8mx3.6m garden shed, a good size woodshed and a chook shed with yards. There's plenty of valuable rainwater storage too, totalling approximately 28,000 gallons (127,000 Litres) in above ground tanks, plus an underground water storage tank of approx. 20,000 gallons (90,000 Litres). Mains water is also connected. Apart from the many roses, ornamental and native trees and shrub's and open lawn areas, the garden is complimented by the 22 fruit and citrus trees of which 11 are under permanent netting, raspberries, 10 olive trees, a row of assorted seedless table grapes, and 2 rows of wine grapes for those who may like to dabble in some homemade wine making. Most of the fruit trees and all the vines are under drip irrigation. A large, fertile vegetable garden, some of which is also under permanent netting rounds out the garden. The 4 acres is on 8 titles, giving the opportunity to sub-divide if needed. (Subject to council approval). The township of Harrow, steeped in history, has an amazing Bush Nurse Health Service, a 7 day a week cafe/ Post Office, a general store, hotel, library, police station, a Garage offering a mechanical and fuel service, a caravan park and a school bus service. This beautiful town has major centres, Horsham, Hamilton, Naracoorte and Casterton all about an hour's drive away, and Edenhope which is only 25min away. If you're looking to get away from the rat race and live a semi self-sufficient lifestyle, with enough land to run a few sheep, and be part of a friendly rural community in picturesque part of the world, this could be for you.