

21 Bradys Lane, Greendale, Vic 3341



Lifestyle For Sale

Monday, 13 May 2024

21 Bradys Lane, Greendale, Vic 3341

Bedrooms: 4

Bathrooms: 2

Parkings: 11

Area: 25 m2

Type: Lifestyle



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Online Auction - 12 June @ 6:00pm

Located less than 80km* west of Melbourne's CBD and a short 10* minute drive to Ballan Train Station, the 25.75* hectare "Avonlea" property at Greendale, just off the Western Highway as you travel to Ballarat, is quietly tucked away, yet close to everything! The post a rail driveway entrance that meanders through the front section of the property, sets the scene and feel for this quality country estate. In the distance, the solid brick home orientated to the north-east, sits in a slightly elevated position overlooking paddocks set aside for horses and ponies. A gentle rise at the rear of the homestead leads to an expansive elevated back block with arable native grass pasture at the rear of the property often cut for hay. From various locations atop the rear block, you have a wonderful view across the valley to the hamlet of Greendale below.

THE RESIDENCE In keeping with the country estate feel, the modern colonial style build features a bullnose verandah, bay windows and colourbond roof. The entrance unveils high ceilings, large cornice and skirting board finishes and décor throughout is neutral yet warm. 4 bedrooms include a master bedroom that features a large walk-in-robe and ensuite, 3 additional double bedrooms provides further accommodation for the family. A separate study at the front of the home is lavishly finished with solid timber floors and is well lit with natural light from two windows overlooking the front portion of the property. The hallway leads to the rear living areas. A craftsman built kitchen with quality timber finishes overlooks a meals area and casual living space with cozy combustion wood heater. Double doors lead to a separate and large family room, a formal dining room provides space for those bigger family and guest functions. A separate family bathroom, separate toilet and powder room completes the home. On inspection, you'll note the entire home is finished with first class fixtures and fittings throughout.

FARM IMPROVEMENTS, INFRASTRUCTURE & WATER SECURITY A large steel and Colourbond 20* x 10* metre 3 bay shed with power, provides ample workshop and storage room for vehicles and farm implements. A woodshed and chicken coop is located at the rear of the shed complex. There's ample room for vehicles and machinery at the front and rear of the shed complex with crushed rock road base providing an excellent surface for all year round parking requirements. A barn style shelter shed constructed of steel and timber provides shelter for horses. Horse fencing at the front of the property is electrified and suitable for management of livestock. 3 x 23,000* litre poly tanks connected to the shed provides domestic water for the property and the region benefits from 848mm* of annual rainfall.

THE FARM The front of entrance at "Avonlea" features paddocks reserved for horses and ponies, and a fertile creek flat paddock ideal for horticultural produce. The rear elevated section of the property, measuring approximately 12* hectares (nearly 30* acres) features native grass pastures, has internal farm access from the residence but also features rear gate access from Bradys Lane. The rear section of the block is often cut for hay and is suitable for grazing livestock and could be further developed into separate paddocks.

THE REGION Just off the Western Highway, Greendale is often used as an alternative gateway to Victoria's popular Daylesford (34* minutes) and Trentham (23* minutes) day spa region. Minutes from Ballan, residents in Greendale have the benefit of a peaceful rural sanctuary, coupled with the convenience of good amenity including frequent railway services to and from Melbourne and Ballarat.

- Ballan - 10km*
- Bacchus Marsh - 22km*
- Trentham - 25km*
- Melbourne CBD - 78km*

For sale by Online Auction, Wednesday the 12th of June at 6:00pm. Interested parties must register to bid. For further information and to arrange a private inspection please contact Aaron Leask, Ray White Rural Victoria on 0438 655 573 or Jason Hellyer on 0403 043 571.

#Horse #Horses #Pony #Ponies #CountryLifestyle #FarmLifestyle #Retreat #Ballan #Daylesford #Trentham #Ballarat #Geelong #RegionalVictoria