

# 2177 Winter Road, Timmering, Vic 3561



## Sold Cropping

Friday, 3 November 2023

2177 Winter Road, Timmering, Vic 3561

Bedrooms: 3

Bathrooms: 2

Area: 4 m2

Type: Cropping



Luke Ryan

## Contact agent

Nestled amidst the serene rural countryside, this property presents an idyllic rural lifestyle on 11.5 acres of premium rich volcanic soils with irrigation. This property is a harmonious blend of comfort and functionality, featuring a 3-bedroom, 2-bathroom residence that's designed for easy living. Upon entering, you'll find a home that caters to your every need, the living spaces feature ducted evaporative cooling and a split system, plus a wood heater to keep you cozy during the cooler months. The heart of the home lies in the open-plan kitchen and dining area, where plank flooring sets the stage for modern living. The kitchen itself is a chef's delight, equipped with an electric stove, dishwasher, and timber cabinetry, ample bench space and a walk-in pantry making meal preparation a pleasure. Adjacent to the kitchen, the dining room offers a comfortable and spacious setting for family gatherings and looking out to the back yard and farmland. The laundry is expansive, providing excellent storage solutions. A separate second toilet adds to the convenience of this space. The generous size of the lounge room is a hub for relaxation, complete with plush carpeting, a split system, a standalone wood heater is a feature of the room, ceiling fan, and blinds for privacy. The three bedrooms are well-sized and feature built-in robes and ceiling fans, ensuring comfort for all. Bedroom one has the added luxury of a semi ensuite with a shower and basin. The hallway offers additional storage solutions, enhancing the overall practicality of the home. The main bathroom is generously proportioned, with a bath, shower, toilet, and vanity, providing plenty of space. The front and side yards are well-maintained, equipped with a sprinkler system and outdoor taps that source GMW stock and domestic channel water allowing you to keep the vast lawns green during summer months in an economical fashion. One meg of Goulburn 1A high security water entitlement is included with the sale. The house utilises tank water, which is efficient and sustainable. For those with a rural lifestyle in mind, this property is thoughtfully divided into five paddocks, all well-equipped with troughs for livestock. Livestock handling with steel cattle yards and separate sheep yards. The house yard is expansive, offering a lush green lawn and mature trees. Additional features include a 4-bay hay shed (12m x 9m) with two walls and a dividing wall for versatility, a workshop (approximately 6m x 6m) with a concrete floor and power, a carport with a concrete floor and three walls, and a small woodshed for your convenience. Solar Panels will help with the rising cost of power. There's also a bungalow with one bedroom, providing extra accommodation options for guests or additional family members. With very high quality volcanic red soil type with the benefit of being connected to the main Waranga Western Channel as a boundary to the property, the ability to use water will make this a very productive property for those wanting to grow fodder for livestock kept on the land. Good shedding and a very nice home, well built and very solid on concrete stumps, this is a very good property overall that is ready for the new owners to enjoy the perfect rural lifestyle. Bitumen road frontage and only 10 mins to Rochester, 5 mins to Nanneella and approx. 20 mins to Echuca, the location of this farmlet is very good. Contact Luke Ryan on 0438 841 127 to discuss this opportunity today.