

**22 Rodger Road, Wandin North, Vic 3139**



**House For Sale**

Friday, 3 May 2024

22 Rodger Road, Wandin North, Vic 3139

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 6**

**Area: 4 m2**

**Type: House**



Sue Jackson

**\$1,750,000 - \$1,850,000**

(Please call agent direct to arrange a private inspection)Set on 11.5 acres in a highly sought-after location, Aquila Acres offers the ideal lifestyle for those seeking an equine style property with flexible accommodation. Currently operating a highly successful equine facility that includes equine assisted learning sessions, plus B&B stable house accommodation, this property has comprehensive infrastructure including, 60m x 20m arena, 3 x tack rooms, hay sheds and well fenced paddocks. The main residence located towards the end of the driveway, comprises 3 bedrooms, ensuite to master and separate living areas. The well-equipped timber kitchen adjoins the casual living room. Overlooking the private rear yard and gardens, this north facing section of the home is ideal to relax and enjoy the peaceful surroundings. Timber flooring flows throughout the home, each bedroom has built in robes. Features include double glazing in the living room, split systems, solid wood heater, built in robes plus solar panels and battery back-up. For those with a larger or extended family, the self-contained bungalow is perfect and provides extra accommodation. Aquila Acres operates a registered B&B facility comprising 2 bedrooms plus open plan loft accommodation, kitchen, ensuite, extra toilet/powder room and spacious lounge room. The converted railway shed also boasts a massive open plan living/dining room with kitchenette and storage, ideal for those who enjoy entertaining and large gatherings. With extra stables and access to the front paddocks, this area offers endless opportunities. Features include separate electricity meter, solar panels, wood heater, water tanks and of course a beautiful outlook over the surrounding paddocks. This property is perfect for those requiring a property set up with horses in mind. There's a total of 7 paddock plus track system, 5 dry lots/holding yards, 3 full sized stables, carport, large machinery garage, sheds, plus more. This delightful property is full of surprises, only an inspection will reveal all!