

# 222 Kyneton Springhill Road, Kyneton, Vic 3444

## House For Sale

Tuesday, 16 January 2024

222 Kyneton Springhill Road, Kyneton, Vic 3444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 8 m2**

**Type: House**



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**\$1,750,000 - \$1,895,000**

Set well back from the road, centred within the picturesque 8.18 ha backdrop, lies an estate with a 4-bedroom weatherboard home, incredible shedding including trucking sheds and established infrastructure for equine enthusiasts. The added appeal is its proximity to Kyneton, access to mains water (untreated) and sealed road frontage with access also available via Harts Lane. Country charm meets functionality in this weatherboard-clad residence, complete with a sweeping country verandah. Step indoors to discover a thoughtfully planned layout boasting 4 bedrooms, plush carpeting and a master suite flaunting an ensuite and walk-in robe. Three additional bedrooms feature generous built-in robes and share a family bathroom with a bath and separate toilet. Relax and entertain from the spacious front lounge room. A central kitchen, dining and living area awash with natural light, courtesy of a skylight. The kitchen is complete with stainless steel appliances, a huge walk-in pantry, abundant cupboard and bench space and a sociable breakfast bar. Storage galore awaits within this abode, including a family sized laundry equipped with extensive bench and cupboard space. Venture outside to a alfresco area under a high-pitched roof. The house yard is safely fenced punctuated with established trees and shrubs, catering to parents and pet owners alike. Revel in the equestrian paradise this property offers, boasting 10 secure, well-fenced paddocks interconnected by laneways. An arena beckons the pursuit of equine dreams, complemented by the convenience of tack rooms. Unlock additional income potential through agistment agreements and hay bale harvests from the front paddock—an added bonus to this remarkable estate. The infrastructure here is a marvel—a custom-built carport ready to accommodate trucks, boats, cars and caravans. A 3 bay shed doubles as an ideal workshop space and vehicle storage, while an oversized shed provides yet more options. Experience the epitome of rural living – an established home and shedding that will impress, along with equine infrastructure – it's sure to tick all the boxes for those seeking the ultimate countryside dream. \*\* 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.