

**23 Goddard Lane, Moonambel, Vic 3478**



**Lifestyle For Sale**

Wednesday, 20 December 2023

23 Goddard Lane, Moonambel, Vic 3478

Type: Lifestyle



Heathcliffe TEAL  
0400599567

**\$650,000**

Moonambel is synonymous with prestige wineries and the Pyrenees. With views of the far-reaching Pyrenees Ranges and near rolling hills this timber house is also a wonderful example of a 1900's classic country-build, in immaculate order (inside and out). THE FLOORPLAN: from the central hallway there are 3 generous, large bedrooms, (2 with pressed metal ceilings) central bathroom (W.I. shower, sep. toilet and basin) plus laundry fittings. The hallway continues to a spacious living room with (wood fire heater and air con) also to the adjacent and most substantial, family kitchen with room for a table to seat a large family. Extra warmth and wonderful meals can be enjoyed from this wood-fire stove (also upright oven) over winter and there is a constant supply of 'own paddock' timber. EXTRA FEATURES (interior): timber-lined hallway and living room; quality carpeting throughout, all paintwork in excellent order; large windows enabling natural light and garden views throughout. EXTRA FEATURES (exterior): mains power plus solar; 4 tanks (connecting) plus bore water; timber verandah on 4 sides with rails; 2 lock up garages to fit cars and machinery with 3-phase power (green shed with guest accom) plus carport; fence-lined compost/vegetable area; mature orchard with varied fruit trees; superb planting in landscaped gardens (stone walls) include scatterings of full canopy native trees, plus specimens and shrubs. Gentle rises on the property offer inviting walks and there are two dams; 5 acres at rear of property have kangaroo-proof fencing. The above detailed description should be backed by inspection. This is undoubtedly a superior property on offer and is located in an area of just a scattering of properties. Ideal is a word that comes to mind. Please contact the agent for inspection details.