

232 Dingley Dell Road, Thorpdale South, Vic 3824



Other For Sale

Sunday, 26 May 2024

232 Dingley Dell Road, Thorpdale South, Vic 3824

Area: 57 m2

Type: Other



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\$1,895,000

Welcome to 232 Dingley Dell Road, Thorpdale South - a magnificent 140-acre property offering a rare combination of sustainable living and versatile farming opportunities. This is your chance to own a piece of paradise with fantastic views and a beautifully designed home that blends seamlessly into the landscape.

Property Highlights:

- **Versatile Tree Crop Farm:** Spread over 140 acres, this farm offers rich soil and a versatile layout, perfect for a variety of tree crops. The possibilities are endless for those looking to cultivate and expand their agricultural ventures.
- **Extensive Tree Plantings:** The property boasts a diverse array of planted trees, including hazelnuts, fruit trees, grafted walnuts, black walnuts, chestnuts, macadamias, buartrnuts, and pecans. In addition to these productive crops, the landscape is enhanced by birches, callistemons, and banksias.
- **Potential Income Streams:** This property offers multiple potential income streams, including the cultivation of nuts, fruits, and flowers, combined with grazing. Additionally, there is potential for nursery development and crop sales, making it a lucrative investment for enterprising farmers.
- **Rare Tree Varieties:** The property is home to multiple rare trees, such as hickories, heartnuts, gray pine, araucarias, and ginkgo. These unique species add both aesthetic and ecological value to the land.
- **Current Grazing Lease:** 89 acres of the property are currently leased for grazing, providing an immediate income stream with the potential for this arrangement to continue.
- **7.6-Star Energy Rated Home:** Built to the highest standards, this home boasts a 7.6-star energy rating, ensuring comfort and sustainability. All windows are double-glazed, with the main windows facing north to capture the winter sun and help warm the home naturally.
- **Scenic Views:** Experience breathtaking views from every corner of the property. Whether you're in the fields or relaxing at home, the surrounding natural beauty will captivate you.
- **Elegant Home Design:** The home features 3 spacious bedrooms, a dedicated study, and a single open-plan living area. Each room has been crafted with attention to detail, blending modern amenities with natural materials to create a warm and inviting atmosphere.
- **Comfortable Living Spaces:** The living area is equipped with ceiling fans and a slow combustion wood heater, ensuring comfort and coziness year-round. Additionally, there is a carport and storage room for added convenience.
- **Seamless Integration with Nature:** The home's design seamlessly integrates with the landscape, using natural materials and thoughtful architecture to harmonize with its surroundings.
- **High-Quality Construction:** Built to a high standard, this home combines durability with elegance. Quality fittings and fixtures throughout ensure a luxurious living experience.

Home Features:

- 3 Bedrooms
- 1 Study
- Open-plan living and dining area
- Modern kitchen with high-end appliances
- Energy-efficient heating and cooling systems, including ceiling fans and a slow combustion wood heater
- Large windows to maximize natural light and views

Additional Property Features:

- **Lockable Shed:** A 19m x 10m lockable shed with four bays and a concrete floor, equipped with three-phase power, provides ample space for equipment storage and workshop activities.
- **Sundry Shedding:** Additional sundry shedding offers further storage solutions for farm equipment and supplies.
- **Water Supply:** A 70ML water license via Southern Rural Water, with a spring-fed dam that runs all year, ensures ample water supply for agricultural needs. Water for the house is supplied via catchment tanks.
- **Well-maintained access roads**
- **Potential for further development or diversification**

This property is perfect for those seeking a peaceful rural lifestyle, with the added benefit of being able to run a productive farm. Don't miss this unique opportunity to own a versatile tree crop farm with an exceptional energy-efficient home in Thorpdale South.