

24 Pollards Road, Taradale, Vic 3447



Sold Other

Monday, 14 August 2023

24 Pollards Road, Taradale, Vic 3447

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 97 m2

Type: Other



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Contact agent

Welcome to "Woodbrook," a showcase rural lifestyle property nestled in the picturesque countryside of Elphinstone, Victoria. THE PROPERTY Spanning approximately 97.9 hectares / 242 acres across 4 property titles, "Woodbrook" delights with its diverse topography. From fertile creek pastures to slightly elevated granite country, the property provides for spectacular 360-degree views of the surrounding Elphinstone region. Native gum varieties and strategically planted shelter belts provide year-round shelter for livestock, adding to the allure of this rural holding. THE HOME The 45-square double brick home, completed around 1989, stands as a testament to impeccable craftsmanship of the era. Featuring 10-foot ceilings and hydronic heating throughout, the residence exudes comfort and sophistication. An indoor solar heated pool adds a touch of luxury, while the spacious bedroom wing consists of 5 large bedrooms all with large built in robes. The master bedroom includes a walk in robe, ensuite and direct external access to the return verandah. Family members have access to a separate toilet and bathroom. The central living area within the home features a separate formal dining area, formal lounge room with bar and an executive study with substantial built in shelves, filled with natural light from a bay window provides sanctuary for study or meetings. A quality built kitchen with modern Bosch stainless steel appliances overlooks an expansive living/dining area offer an inviting space for family gatherings and entertainment. NBN connectivity is fully integrated into the property, providing seamless connectivity. Established landscaped irrigated gardens surround the home, providing a lush and picturesque setting. A combination of Claret Ash, Pin Oaks, Poplars, Golden Ash Trees and Manchurian Pear Trees border the entrance driveway to the residence. PROPERTY INFRASTRUCTURE & WATER SECURITY "Woodbrook" has excellent water security with a 40ML* central dam stocked with Yellow Belly fish being the main source of stock and domestic water for the property. A further three spring and winter creek fed dams strategically located across the property provide additional paddock watering points. Within the home block, further water security is by way of 2 x 90,000* litre concrete subground water tanks service the home for domestic purposes. THE FARM Zoned farming, "Woodbrook" is ideally suited for grazing and has historically run an Angus fattening program. In terms of cattle carrying capacity, with good paddock and pasture management the property may carry 2.0^ AE / ha, 190^ AE total, or DSE of 16.0^ / ha, 1,523^ DSE total. The region is also well known for quality vineyard and wine production, horticulture and equine stud activity. Primary soil types include a mix of deep sand/loam over friable clay subsoil and contribute to the property's productive capabilities. Average annual rainfall is in the region of 698.3^ mm/year. Fencing is primarily 2 barb 4 wire combo to star picket. Fencing and gates are generally in good to excellent condition. Good quality stock yards with crush are conveniently located near the front entrance of the property as is a hay shed. A very good quality steel and concrete constructed workshop and implement shed provides ample housing for farm machinery, additional vehicles, tools of trade and toys! The property is connected to dual phase power. LEASING Depending on the agricultural activity conducted, farmland leasing within the Mount Alexander Shire region can typically attract a fee range of \$39` to \$70` per acre. Please contact Ray White Rural Victoria for further farmland leasing information. THE LOCATIONSitting within the Mount Alexander Shire in the popular Castlemaine region, "Woodbrook" enjoys proximity to major amenities, including schools, shopping centres and medical facilities at Kyneton to the south, or Bendigo to the north. With dual-lane freeway access to Melbourne via the Calder Freeway and regular rail transport to Melbourne and Bendigo from Kyneton Railway station, convenience and connectivity are assured. Major centres are within easy commute making "Woodbrook" an accessible and sought-after rural retreat. • Castlemaine - 15km, 15 minutes* • Kyneton - 27km, 19 minutes* • Bendigo - 42km, 35 minutes* • Melbourne Airport - 96km, 67 minutes* ONE PROPERTY, THREE PURCHASE OPTIONS Option 1 - Purchase the "Whole Property", 97.9* hectares / 242* acres across four titles, adding the potential for future subdivision of land to cater for a secondary rural living block, "Woodbrook" offers significant capital gain upside over the medium to longer term. Option 2 - Purchase the "House Block" on 32.3* hectares / 80* acres across two titles, including the immaculate home, landscaped irrigated gardens, significant dam and land to graze cattle. Option 3 - Purchase the "Back Paddocks", 65.60* hectares / 162* acres across two titles with elevated views across Elphinstone, spring fed dams, creek frontage and road access via Cribbes Hill Road. Rarely does a rural farming property of this calibre become available within close proximity to Melbourne and Bendigo. Contact Details: For further information or to arrange a private inspection, please contact: Jason Hellyer, Ray White Rural Victoria Mobile: 0403 043 571. Source: *Approximate distances & time, Google Maps. ^Das rural intelligence. `Value of land calculations.