

247 Hanrattys Road, Hunterston, Vic 3971



Farmlet For Sale

Tuesday, 14 May 2024

247 Hanrattys Road, Hunterston, Vic 3971

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 50 m2

Type: Farmlet



Sonya Brown

\$1,175,000

Nestled in a distinctive locale, bordered by water on one side and paddocks on the opposite, this 123-acre property offers a lifestyle of tranquility and possibility. Perfectly blending the joys of rural living with modern comforts, it presents an unparalleled opportunity to create cherished family memories and cultivate your passion for farming with the ability to earn a supplementary income. Located at the end of a quiet country lane, you will be able to stroll down to the water's edge for a swim, fish or kayaking. The home has undergone extensive renovations and extensions, boasting features such as:- Open plan living seamlessly bringing together three separate spaces which allows an abundance of sunlight and views of the farm's acreage. In the main lounge area are sliding doors that lead you out to the deck- The centerpiece of the area is the kitchen, featuring a 2.7m black stone island bench, a 900m freestanding oven, drawers and cupboard space. An abundance of shelves, dishwasher and fridge/freezer are housed in the modern butler's pantry- In the dining/family area is an open fireplace, wood heater with vented central heating to the bedrooms and a split system. Other interior features in the spaces are hardwood floors, oversized ceiling fans, ironbark posts and modern barn door- The home offers four bedrooms, three bedrooms all have BIRs. The spacious master bedroom provides a parent's sanctuary with a huge walk in robe and ensuite with freestanding bath, stone top vanity and shower- Main central bathroom with shower and stone top vanity- Massive interior entertainment area with blackbutt flooring, floor to ceiling windows and double sliding doors inviting you to step outside onto the deck and beyond. Outside features:- Four bay garage, concrete flooring, power, three roller doors, one door of which is remote controlled. Storage room with storage above- Four bay carport, woodshed and three water tanks- Shearing shed with workshop and man cave. Large water tank and fire pit- Sizeable hay and equipment shed provides ample storage- Cattle yards, crush and loading ramp- Seven paddocks- Pump shed, bore and two dams- Excellent fencing throughout - Easy walking track to the water. This property presents a rare opportunity to embrace rural living, surrounded by natural beauty and tranquility, while still being conveniently close to Yarrams amenities. Don't miss your chance to make this property your own, call Sonya to inspect 0427 444 244. For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist Or call us on (03) 51826600