

249 Keoghs Lane, Llanelly, Vic 3551



Sold House

Thursday, 4 April 2024

249 Keoghs Lane, Llanelly, Vic 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 33 m2

Type: House



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\$685,000

This wonderful home is positioned in quiet rural surroundings and boasts a modern transformation. It would be a brilliant permanent family home; or an enviable holiday home, nearby to the Loddon River. This area of regional Victoria is regarded for access to boutique wineries and water sports. It's a popular place for gold prospecting, camping, fishing, swimming, casual boating, and water skiing. You may choose to investigate the potential income streams available for short term stays, share cropping, or agistment. The property is ideally suited to those who value space and nature; as well as privacy and peace. Measuring 82.83 acres / 33.52 hectares, it is divided into numerous paddocks, with the potential for up to fifteen, by utilising the existing internal fences. The current owners graze cattle and sheep, and benefit from the established shade trees, and the five dams of various sizes. The largest of the dams is suitable for swimming and paddling about in canoes. You may also choose to stock the larger dams with fish and yabbies. You may wish to secure the property to establish your own pursuits such as grazing, animal husbandry, hay production, or bee keeping. Cleverly and professionally engineered, the home has a truss roof which means the internal walls are non-load bearing. The internal layout could therefore be reconfigured to suit your needs and preferences if they change in time. The home is essentially double insulated and is very comfortable. You will love the neutral décor, brilliant floor plan, and the excellent storage throughout. There are three bedrooms, two of which have built in robes. The main is favoured with an ensuite, walk in robe and a parent's retreat. The kitchen window frames a most stunning view of Mount Moliagul to the West. The same view can be enjoyed from numerous positions around the property, and while sat back on the verandah of an evening with a front row seat to beautiful sunsets. In addition to the generous open plan dining area is a spacious living room, and an adjoining informal rumpus room with a sliding door to a side verandah. The home office is a versatile space for work and study, as well as crafts and play. Seek council approval to bring to life your plans of a generous shed, workshop, stables etc. Meanwhile utilising the existing 3.7m x 2.6m workshop, and 3.5m x 2.5m shed. There are approximately 75,000 litres of tank water storage. It is possible for you to purchase a service connection to the rural pipeline, to access water for stock and domestic purposes. Positioned only 5 mins to Tarnagulla, 10 mins to Newbridge, 20 mins to Bridgewater, and 20 mins to Inglewood. As well as only 30 mins to Maldon, 30 mins to Maryborough, 40 mins to Bendigo, and 1hr 50mins to Melbourne Airport. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>