

25 Baxters Road, Allambee South, Vic 3871

&

Sold Livestock

Wednesday, 17 April 2024

25 Baxters Road, Allambee South, Vic 3871

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 32 m2

Type: Livestock



Bec Cook

\$775,000

Ideally positioned between Mirboo North, Leongatha and Yarragon, this three-bedroom home is privately secluded on 81.47 tranquil acres (+5 acre road lease) and offers unrivalled views over rolling hills and farmland. THE LAND- Five fenced, undulating paddocks surround the home, offering the perfect balance of clear grazing land and small pockets of native bush that provides shelter for livestock. - Situated in a secure and reliable high rainfall location, with highly productive red and grey soil profiles, this lush farm offers opportunity for improvement and year-round growth. - Tracks allow for ease of access and water is abundant with three springs, concrete water troughs and a permanent creek meandering through the property.- The land is 70-80% tractorable, with one large paddock currently cut for hay. - An open 4-bay shed (13m x 5m) with 3m clearance adjoins the home, whilst a hay shed, and farming infrastructure are in place and offer scope for improvement.- A 5-acre unused road lease (on a 99-year lease agreement) supplies added land along the southern boundary of the property. THE HOME The three-bedroom home offers protected decks to both the front and rear of the property, supplying a peaceful space to entertain and sit back and appreciate the rural surrounds, regardless of weather. Stepping inside, the kitchen, lounge and dining are open planned by design, boasting exposed beams and an air conditioner, woodfire and ceiling fan to ensure your comfort year-round. A sliding door opens off the dining to the back deck, whilst the kitchen delivers a calming outlook, electric cooking, and generous bench space. All three bedrooms are of considerable size, with carpet, a built-in vanity with mirror and BIR's (Master additionally with ceiling fan). The updated bathroom is centrally found, with bath, separate shower, toilet and modern vanity. With a school bus available to Mirboo North nearby, internet and scope to put your own personal stamp on it, this is affordable country living at its finest! Perfect for hobby farmers, nature lovers and those seeking a change of pace, this picturesque property will allow you to live the lifestyle you've always envisioned. Enjoy absolute privacy and seclusion with uninterrupted views all within 20 minutes of Mirboo North and 35 minutes of Yarragon and Leongatha, where all modern conveniences are available.