

**26 Caddys Lane, Tylden, Vic 3444**



**Sold Acreage**

Tuesday, 15 August 2023

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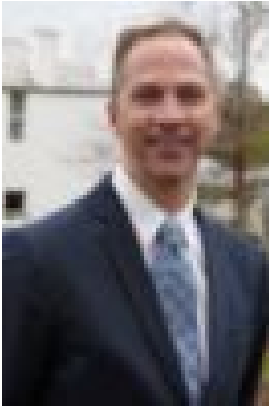
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 63 m2**

**Type: Acreage**



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## Contact agent

A unique and rare opportunity to secure this meticulously developed farming property approximately 60 minutes to Melbourne CBD. A tree-lined driveway leads to a delightful and comfortable farmhouse which sits amongst a mature garden setting. With a north facing aspect the home receives an abundance of natural light and accommodation includes 3 bedrooms, the main with ensuite and walk in robe, the other bedrooms have built in robes, family bathroom and there is a separate study which could also be used as a 4th bedroom. The kitchen, which has been recently renovated, and meals area leads to a lovely lounge room with views over the property. Internal features include combustion heating and ceiling fans. A return veranda and paved courtyard provide great spaces for entertaining. There is a double carport with plenty of storage space and woodshed. The highly productive property is divided into 11 paddocks all accessed by a central laneway system. Quality fencing (concrete post and wire) with electrics, water troughs to all paddocks serviced by 2 windmills via a holding tank. There are 4 dams, one spring fed, a bore and seasonal creek. Shedding includes 6m x 18m hay shed, machinery/workshop with concrete floor and power, and shearing shed. Good cattle yards with holding yard, and cattle crush with loading ramp. The property currently runs sheep and cattle and produces highly quality fodder. Excellent central location approx. 10 mins to Kyneton and Woodend both towns offering all amenities and train stations.