

26 Yemm Lane, Heathcote, Vic 3523

Sold Acreage

Monday, 28 August 2023

26 Yemm Lane, Heathcote, Vic 3523

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Area: 3 m2

Type: Acreage



Brad Todd

\$820,000

• **Sprawling 7.5-Acre Ranch Lifestyle:** Experience the charm of this ranch-style family home nestled on an expansive 7.5-acre property, offering a coveted lifestyle. • **Versatile Living Spaces:** Discover a spacious living room adorned with a reverse cycle split system and wood heater. The adjoining formal dining area presents options as a home theatre or a leisure space like a pool room. • **Well-Equipped Kitchen:** The generous kitchen boasts modern amenities, including an electric oven, gas cooktop, dishwasher, and ample cupboard storage. Adjacent is the meals area featuring a ceiling fan and access to the rear deck. • **Elegant Bedrooms:** The home accommodates three large bedrooms with built-in robes and ceiling fans. The master bedroom stands out with a reverse cycle split system, walk-in robe, and ensuite featuring a large shower. • **Comfort and Convenience:** Enjoy a family bathroom with vanity, bath, and separate shower. Additional features include a separate toilet, a laundry with external access, and substantial double-door linen presses for abundant storage. • **Climate Control and Sustainability:** Stay comfortable with ducted evaporative cooling and benefit from a 5KW solar system. An eco-friendly touch includes a 110,000-litre rainwater tank linked to the house. • **Scenic Outdoor Spaces:** Experience the outdoors with front and rear verandas along with a spacious decked outdoor entertaining area that offers captivating valley views. • **Abundant Water Supply:** The property boasts a substantial dam equipped with an electric water pump, serving 12 water points around the grounds. • **Impressive Quaker Barn:** A standout feature is the 7m x 12m Quaker Barn, complemented by a 7m x 5m carport with a concrete floor and workshop access. The barn includes two 25,000-litre rainwater tanks. • **Self-Contained Apartment:** Upstairs within the barn, a self-contained apartment awaits. Complete with a spacious bedroom, balcony, kitchenette, reverse cycle split system, lounge, meals area, and combined bathroom-laundry. Ideal for Airbnb or guest accommodation with private access. • **Additional Shedding:** Property includes a three-bay 9m x 6m machinery shed with an attached single-car carport. Note that this shed doesn't have power or a concrete floor. Plus a double carport with 2.9m height clearance adjoining the home. • **Thoughtfully Fenced and Divided:** The 7.5 acres are fully fenced, divided into three paddocks, each accessible via two driveways. The house yard is thoughtfully enclosed. • **Self-Sufficient Living:** Embrace a self-sufficient lifestyle with thriving vegetable gardens, a fenced rose garden, and a shade house with water supply. The fenced orchard yields a variety of seasonal fruits and vegetables including apples, nashi pears, stone fruits, and figs. If you're seeking a transformative lifestyle change, this property offers alluring spaces, sustainable features, and ample opportunities for both relaxation and productivity.