

2684 Westernport Road, Ripplebrook, Vic 3818



Sold Lifestyle

Saturday, 23 September 2023

2684 Westernport Road, Ripplebrook, Vic 3818

Bedrooms: 3

Bathrooms: 1

Area: 16 m2

Type: Lifestyle



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Contact agent

Positioned within peaceful, scenic farmland yet less than a ten minute drive from Drouin, this 40 acre farmlet combines the best of rural living without sacrificing convenience. The slightly elevated acreage is level to gently undulating with the distant Strzelecki Ranges creating a superb backdrop. With its diverse range of improvements, the property is ideal for the buyer looking for good shed storage, the horse enthusiast or as a country retreat to escape bustling urban living. Improvements include:

- Three bedroom, one bathroom residence.
- One bedroom cottage with air conditioning, a kitchenette and shower room.
- High clearance double carport.
- Large steel workshop with a concrete floor and power.
- High clearance three bay machinery shed.
- Stockyards with crush and loading race.
- Hay shed.
- Disused dairy.
- Generous hard stand for large and heavy vehicles

The three bay shed has one bay enclosed which is fully lined and includes a roller door, concrete floor and a wood fire. Water is provided by two concrete tanks for household use, a large dam which is pumped to a header tank and gravity fed to the paddock troughs plus a smaller dam. Sheltered and with excellent fencing, the property is divided into eight 2.5 acre paddocks plus smaller holding yards. Well maintained, the residence has a farmhouse feel with a spacious kitchen/diner, two living rooms, three good size bedrooms with inbuilt robes, refurbished bathroom with a bath, overhead shower, vanity unit and a toilet, a second separate toilet and a laundry. A deck near the rear entry is perfect to enjoy the wonderful outlook across the surrounding farmland, a private patio off the family room is a sheltered spot for a summer meal. As the heart of the home, the kitchen is inviting as well as functional with a solid fuel heater and all the essentials including a gas cooktop, electric oven and a walk-in pantry. Delightful bifold doors and an open fireplace in the formal sitting room enhance the farmhouse charm. Split system air conditioners in both living rooms together with a ceiling fan in the main bedroom and kitchen maintain temperature comfort. A glorious setting, comfortable character home, fantastic sheds and all within a short drive of town, this could be the start of your new country life.