

# 290 Murraydale Road, Murraydale, Vic 3586

*bn* BROAD REALTY

## Lifestyle For Sale

Friday, 17 May 2024

290 Murraydale Road, Murraydale, Vic 3586

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5 m2**

**Type: Lifestyle**



Charlotte Broad

**\$880,000**

Boarded by significant land holdings to afford a picturesque landscape, this peaceful 5.43HA (approx.) of rural land offers those with a leisure focus the opportunity to enjoy established family living alongside 4-fully-fenced paddocks, in-ground swimming pool, dam and two large sheds. Set-back from the road at the base of a long country drive, a ranch-style home sits central to a tapestry of rich pastures, providing secure accommodation with four bedrooms, 2-bathrooms and generous entertaining parameters. Delivering the comfort for today with the opportunity to enhance tomorrow, the classic interior encompasses a cherished kitchen with combined oven and cooktop, dishwasher and extensive pantry, family living and dining domain with split-system air conditioning and wood fire, and a formal lounge with gas heating. Large proportions embrace the accommodation, with ceiling fans and built-in robes present across all four bedrooms. With a large laundry (direct alfresco access), designated study, premium solar system and evaporative cooling throughout, the comfortable interiors push outside across a large covered alfresco to enjoy views across the salt chlorinated swimming pool and rear paddocks. Farming facilities push to all corners of the parcel to deliver 4-fully-fenced paddocks, two large equipment sheds with power, covered machinery parking bays, a dam, and excessive water storage plus 2MG of High Reliability Water included with the sale. Nestled peacefully on the fringe of town, merging nature's finest with a convenient address only moments from shops, local schools, medical and parklands.