

# 30 Harveys Road, Merino, Vic 3310



## Sold Other

Saturday, 3 February 2024

30 Harveys Road, Merino, Vic 3310

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: Other



Jo Frost

**\$300,000**

Located on the rolling hilltops, just on the edge of Merino, is this three bedroom cottage on approximately four acres, the ideal hobby farm only minutes from Merino's town centre and overlooking farmland. The home has had some major renovations since purchasing almost three years ago to include an open plan kitchen and living area. The large kitchen has lovely hardwood timber cabinetry with plenty of storage and bench space, wall oven and electric stove top. The main bedroom is very generous in size with built in robes, bedroom two has full length built in robes while bedroom three is slightly smaller however could be a home office or hobby room if desired. The bathroom and laundry are combined in a very spacious room and finished with a walk in shower, vanity, toilet and wash trough, new flooring and freshly painted. Outside, an undercover paved area is at the rear of the home while a decked porch at the front door provides welcome shelter and privacy. There are many sheds and animal shelters on the property along with excellent fencing, including some electric plus a dam for stock while also connected to the town water supply. This is the ideal hobby farm for the busy professional or perhaps a farmer looking to downsize but not yet ready for town, whatever the reason this is definitely worth considering. WHAT THE AGENT LOVES ABOUT THE PROPERTY "If you are looking for a weekender or small acreage then this is ideal. I love the drive to Merino, it certainly is a beautiful part of the state!" Inside: • Three bedrooms, two with built in robes • One bathroom with shower, vanity, toilet and laundry area • Kitchen with electric cooking and wall oven • Split system air conditioner Outside: • 1.61 hectares (4 acres approx.) zoned Farming • Enclosed back yard with high zincalume fencing and side access gates • Sundry shedding for storage and shelter • 3 paddocks with excellent fencing, some electric • 1 x dam • Stock ramp Services: • Town water • Power Location: • 2 mins to Merino • 20 minutes to Coleraine • 18 minutes to Casterton • 36 minutes to Hamilton • 1 hour to Mt Gambier