

30 Yendon No 2 Road, Scotsburn, Vic 3352

McGrath

House For Sale

Saturday, 13 April 2024

30 Yendon No 2 Road, Scotsburn, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 4

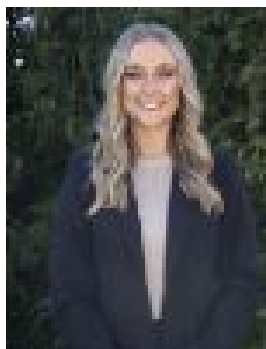
Area: 5 m2

Type: House



Matthew Edwards

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Sophie Constable

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\$1,000,000 - \$1,050,000

Escape to the serenity of country living with this enchanting property in Scotsburn, nestled in prime countryside at the foothills of Mt Buninyong. • Spanning 5.46 hectares (approx 13.6 acres) of well-drained rich "chocolate" volcanic soil and an abundant natural spring, this rare gem offers a lifestyle of tranquility and productivity just 4 minutes away from Buninyong. • The high-quality, four bedroom family home is designed for comfort and functionality, featuring a tastefully renovated galley-style kitchen, a generous lounge room with plenty of natural light, two living areas including a family/rumpus room for shared moments. • The spacious master bedroom includes a large ensuite, two double built-in robes and the three additional bedrooms include two with BIRs and in-built desks ensuring ample space for family members. • The entire home is kept cozy by a "quad burn" wood heater and three separate reverse cycle air conditioners providing comfort in all seasons. • Step into the beautifully maintained garden with an enclosed rear yard ideal for kids and pets, raised garden beds and a chook shed/yard. Enjoy the peaceful surroundings and stunning sunrises and sunsets from the undercover outdoor dining area. Mature flowering shrubs attract abundant native birdlife, enhancing the natural beauty of the property. Dry stonewall fences add character and charm to the landscape. • A practical and well-equipped shed is a haven for the home handyman, complete with concrete flooring, 15 amp power connection, insulation and a wood heater. The shed also features a security system for peace of mind. • An underground bore water supply ensures water security for the property and clean drinking water year-round, supported by two large backup water tanks. • The property offers flexibility for a variety of rural pursuits with open paddock space ideal for grazing, potatoes or orchards. The dry stone wall fencing just adds to the appeal of this charming country estate. • A 5kw solar power system with a licensed export to the grid minimizes energy bills promoting sustainable and cost-effective living. • A school bus passing the front door adds to the convenience for families. The property is only 4 minutes from Buninyong Township with schooling, shops, cafes and sporting facilities. Ballarat is 20 minutes away and access to Geelong and Melbourne is a breeze.