

**3084 Donald-Stawell Road, Banyena, Vic 3388**



**Sold House**

Wednesday, 10 April 2024

3084 Donald-Stawell Road, Banyena, Vic 3388

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 37 m2**

**Type: House**



Jock Uebergang  
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**\$650,000**

Located approx. 55km North of Stawell, this perfect sized farmlet offers a great opportunity for someone wanting to start the own farming venture or lifestyle property. Within 20 km to the proposed "Donald" mineral sands mine and on a major freight route, this property is positioned well to capture future growth. The property is approx. 37.9ha/93.6ac plus a DELP lease of 6.4ha/15.9ac. There are 3 separate catchment dams across both blocks. Currently run as an alpaca farm, however the infrastructure would equally suit goats or sheep. All paddocks are well fenced and have water and trough connected. There are a number of sheds including, sheering shed, barn and machinery shed. There is also the option to share farm the cropping land if you would rather someone else does the work. The beautiful, solid brick home consists of 3 large bedrooms, 2 separate living areas and a large study. The laundry also features a second shower. The kitchen features a 90mm electric oven with gas cook top, dishwasher plus walk in pantry. Other features of this property include:

- Over 90,000 ltrs of rainwater storage
- Built in robes to all bedrooms
- 2 car garage and single carport
- Ample internal storage in addition to robes
- Power and water to all sheds
- Separate power meter to shedding
- Lockable large workshop and machinery shed
- Pumped pipeline water to all paddocks
- Extensive kitchen garden and established orchard
- Fully enclosed disused tennis court, ideal as a safe play area for kids, pets or poultry.
- Two additional storage dams with approx 1.5meg capacity
- Extensive watering system surrounds house for both garden watering and fire protection
- All external galvanised water pipe has been replaced.