

313 Gardiners Road, Waaia, Vic 3637



Sold Lifestyle

Saturday, 2 September 2023

313 Gardiners Road, Waaia, Vic 3637

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Lifestyle



Simon Quarrell
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Contact agent

Welcome to 313 Gardiners Road, Waaia, a well-kept lifestyle farmlet that has been loved and nurtured for the past 40+ years. This outstanding, creek side property consists of a 4-bedroom family home and approximately 88 acres of land which has had many upgrades over the journey. It is centrally located to Nathalia & Numurkah townships and only a 30-minute drive to Shepparton. The farm is 90% lasered and is well laid out to irrigation from the no. 6 main channel which includes 2 GMW outlets, 2 megs of S&D water & delivery share available. There is ample shedding including a 21 x 7.6m lock up high bay shed with 4 x roller doors, mezzanine storage area, concrete flooring and power plus an 18 x 7.6m machinery shed with attached workshop. With secure boundary fencing and cattle yards with loading race/crush, this property is suitable for various types of farming such as, cropping, beef, sheep or even the horse enthusiast. This property includes a well-presented ranch style BV home that features wrap around veranda plus high eaves to provide alot of winter sun & reduce heat in the warmer months. The home comprising of 4 generous size bedrooms, each fitted with BIR's and the master is complete with an ensuite. A well laid out floor plan with 3 separate living areas including an open planned kitchen/dining/living area which has been renovated over the years to keep up with a modern look. There are 2 woodfire heaters to set the ambience as well as floor heating and evaporative cooling to ensure the perfect temperature all year round. Outside there's well-manicured gardens including auto sprinkler/dripper system and multiple large, rainwater tanks plus 5kw solar system to help with everyday energy costs. And for the ultimate entertainer's delight, this property features indoor pool, spa that includes solar/gas heating and a kitchenette, perfect for all year entertaining. This is a very unique property, nestled in a quiet, creek front location. The opportunity awaits you. This property has the potential to add extra land to the sale talk to the agent to discuss further. Contact Simon Quarrell 0437663039