

32 Haleys Road, Ross Creek, Vic 3351



Acreage For Sale

Tuesday, 2 April 2024

32 Haleys Road, Ross Creek, Vic 3351

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: Acreage



Dean Mifsud

0408886952

\$1,200,000

Situated on approximately 5 acres of land, this property features a thoughtfully designed 3-bedroom, 2-bathroom home with 2 spacious living areas. A horse lover's paradise, the property boasts extensive equine infrastructure, including a meticulously constructed 30x40m horse arena with lights, a granite base, and a river sand top, ensuring optimal performance for both horse and rider. Additional equine amenities include: -Horse walker (13m in diameter) capable of accommodating up to 6 horses simultaneously -Four stables equipped with lighting (4.5m x 16m) -Day yard with extensive shelter measuring 14.5m x 16m - Break-in yard with sand base and a 10m diameter. -3 x 3m paddock shelters -Electric fencing consisting of post & rail & beef fencing. A standout feature of this property is the extensive shedding which includes: -A 6 x 6.1m shed with concrete floor & power for everyday parking with adjacent workshop or woodshed measuring 6 x 4.6m -Car port - A 11 x 16 m American barn with concrete floor & power. Complete with tack area, rug racks, a wash bay with hot water and two stables measuring 4 x 4m each. -Truck shed with power measuring 3.7m x 7m -Gooseneck shed with power measuring 4.8m x 12.6m -10m x 5m hay shed with power and lights Divided into five well-maintained paddocks, one even with motorcross track & jumps, the property offers plenty of space for horses to roam and graze in a secure environment. Outside you will also find 2 dog runs measuring 2.4m x 16m & 1.9m x 10m, a chook house and a dam with pier. Conveniently located just 5 minutes from the Delacombe Town Centre and a mere 10 minutes from the Ballarat CBD, you will enjoy easy access to amenities and city conveniences while still being able to retreat to the peace and quiet of rural living. For more information, or to book your inspection, please call today. * This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.