

33 Coulson Road, Monbulk, Vic 3793



Acreage For Sale

Thursday, 18 April 2024

33 Coulson Road, Monbulk, Vic 3793

Bedrooms: 3

Bathrooms: 1

Parkings: 14

Area: 8 m2

Type: Acreage



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\$1,150,000 - \$1,265,000

Meander along the winding driveway and wake to birdsong with beautiful treed and rural views on your own private lifestyle property. 'Bluebell' offers a dream lifestyle tucked away on a peaceful country road in a beautiful hidden valley on 22 acres (approx.) and is the perfect blend of paddocks, lifestyle options and a little bit of bush. Once certified biodynamic, and still boasting a fabulous set up for growing vegetables with many beds and a large igloo, many fruiting trees and a small orchard, self sufficiency has never looked so within reach. Backing onto Woori Yallock Creek with your own 'Desmond creek' running through the property, other features include:

- 3 dams offering ample water supply for stock, plus access to 2 creeks;
- 22 acres total with approx 11 acres arable - this divided into 9 paddocks;
- Soil regeneration completed over the last 2 years, working with Regeneration program through 'Soilcharge' in Emerald;
- Key line ploughed to 8 paddocks - approx 1.5 acres each paddock;
- Regeneration regime of : Calcium and nitrogen to restore pH;
- Fencing: boundary fences cleared in areas and restored plus internal fences improved - new pine post fenced with new hingelock and double barb wire - approx 11 acres;
- Stock yards improved - with Blue stone ramp, hardwood posts, new hardwood rail;
- 4 water tanks with close to 73,000L;
- A 3 bay chook house, A 4 bay shed, stables with lockable pens, wood shed, perfect for the tractor, bikes or cars, plus a huge shed and workshop, plus large carport offers lots of options for the hobby farmer, tradesperson or run a small business. The hardiplank home is very cosy and welcoming, featuring 3 bedrooms, an updated family bathroom and open plan living, dining and kitchen, with new dishwasher. The balcony overlooks the serenity of the creek and paddocks, and the lower level has a 2nd toilet (loo with a view), lots of storage and laundry. Complete with a wood fire, plus split systems, with room to expand, or enjoy the fire pit area next to the house or the one next to the creek!

The lifestyle options are endless, including spots near the creek for HipCamp in 3 sites across the property to earn some additional income, or agistment of stock. There is plenty of off-street parking and an automatic gate entry to ensure your privacy. So peacefully and privately positioned yet only five minutes from central Monbulk, twenty minutes to Lilydale and fourteen minutes to Belgrave & just over an hour to centre of City. So many options, private inspection a must to appreciate the lifestyle "Bluebell" has on offer. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.