

3325 Charlton - St Arnaud Rd, Slaty Creek, Vic 3477

House For Sale

Thursday, 25 January 2024

3325 Charlton - St Arnaud Rd, Slaty Creek, Vic 3477

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 126 m2

Type: House



Brett Douglas

0447162455

**** AUCTION ****

Owned by a retired couple for the past 50 years this 100 + year old property is a rare find. Approximately 300 acres of mixed grazing and cropping land with three creeks running through it. There is a 2 stand shearing shed with plant and yards, various small sheds including the original farm forge circa 1890's, and two large machinery sheds. The stunning Farmhouse with its 16 foot ceilings and 6-inch thick concrete walls made from local stone have stood the test of time. Stained glass windows abound the home giving every room an authentic old world view. 4 Bedrooms with the possibility of 5, a Separate Kitchen with walk in larder, a Formal Lounge, Formal Dining, a Family Room, separate Laundry, separate Toilet and large separate bathroom. There are two open fireplaces and slow combustion Coonara Heater for cosy winter warmth and split systems installed in the Master Bedroom and Family room. NBN is connected to the property. Approximately 100,000L in water tanks, augmented with a large dam and permanent irrigation supply via 45k L tank. The home is surrounded by a 1 acre garden which includes well-established fruit trees including a magnificent fruiting Mulberry for your homemade jams and preserves. With some love and care this home will be the envy of all in its next 100 years. **** AUCTION **** will be held at the property 3325 Charlton - St Arnaud Rd, SLATY CREEK 3477 VIC 7th March 2024 at 11 am. 10% deposit on the day with 60/90 day settlement