

383 Maddens Bridge Road, Glenfyne, Vic 3266



Sold Mixed Farming

Saturday, 4 November 2023

383 Maddens Bridge Road, Glenfyne, Vic 3266

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 80 m2

Type: Mixed Farming



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Contact agent

Beautifully set on the banks of the Curdies River, the "Burra" offers a well sought after riverside lifestyle opportunity combined with a highly capable grazing operation. The property is ideally located being just 3.7 kilometres from a major Melbourne arterial, 14 kilometres to the vibrant foodies township of Timboon, and an easy 30 minutes to the major seaside centre of Warrnambool. From the highly fertile alluvial river country, to the elevated red loams, this is a grazing operation worthy of strong consideration. The home itself is set in a perfectly elevated position to admire the views across the valley to the river banks and beyond from the wrap around verandah. The large country kitchen is filled with natural light and boasts blackwood cabinetry, stone look benchtops, stainless steel appliances and a handy walk in butler's pantry. A breakfast bar and generous dining area make this area the perfect place for easy family dinners and larger gatherings with friends. Tasmanian oak floors are a stunning feature throughout, bringing a real warmth to all spaces. Touches of elegance are evident throughout, from the leadlight feature door to the tasteful pendant lights. A split system & wood heater warm the open plan kitchen & living area, with views of your garden & rolling hills to enjoy from the gorgeous heritage style windows. All three bedrooms feature carpeting, built in robes & ceiling fans and inset bay windows to capture the light & views. The study is perfect as a home office or work from home space, with handy inbuilt shelving. The generously sized family bathroom also features a blackwood vanity, large contemporary sink and chrome tapware, as well as gorgeous large profile tiling. The laundry also features contemporary styling, and easy access to the garden. A concreted double carport and shed offers protection from the elements for both your vehicles and yourself, in a handy position right near the kitchen door. The generous colourbond sheds offer protection of hay and equipment from the elements, with the character filled woolshed still operational. Steel cattle yards including crush and loading race are well placed for sorting cattle prime for market. This property is also ideal for the equine enthusiast, with true majestic beauty from the rolling hillsides to the Curdies riverside, A sanded lunging yard convenient to the home provides a meeting place to share a yarn or two. "Drought proof" is a term that could well be associated with the Burra. A series of reliable dams, header tanks and troughs in addition to the extensive rainwater storage collected from farm buildings and of course, the Curdies River frontage. A grade fencing surrounds the easily managed paddocks, suitable for both cattle and sheep. The property is well sheltered by native shelter belts in addition to the natural contours of the Curdies River valley. The "Burra" has remained in continuous family ownership for the last 65 years, (being originally selected circa 1873). Opportunity is ripe for new ownership heading towards the next century.