

45 Hamiltons Lane, Sugarloaf Creek, Vic 3658



Sold House

Monday, 16 October 2023

45 Hamiltons Lane, Sugarloaf Creek, Vic 3658

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 22 m2

Type: House



Gavin Henderson

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\$1,000,000

Escape the hustle and bustle of the city and immerse yourself in the serene beauty of rural living with this exceptional property. Nestled in the highly sought-after Sugarloaf Creek location, this sprawling approximately 55-acre haven offers the perfect blend of space, comfort, and natural wonder. A true rural paradise, this property boasts a range of features that will capture your heart:

- ☑ **Charming 4-Bedroom Home:-** Enjoy the comfort and elegance of a beautifully designed 4-bedroom home, each bedroom featuring cathedral ceilings and split system reverse cycle air conditioning to ensure year-round comfort. The tranquillity of the rural surroundings is brought indoors, creating a cosy and inviting atmosphere.
- ☑ **Renovated Kitchen:-** The heart of the home is the renovated kitchen, equipped with modern appliances, ample storage, and stylish finishes. Prepare delicious meals while gazing out at the picturesque views that surround you.
- ☑ **Large Laundry:-** The spacious laundry contains storage galore with overhead cupboards, a floor-to-ceiling cupboard and drawers beneath the large bench with inbuilt trough.
- ☑ **Warmth and Comfort:-** Stay cosy during the winter months with the Coonara wood heater, creating a welcoming ambiance in the spacious open plan lounge/living area. Additional split system air conditioning ensures that the temperature is always just right.
- ☑ **Expansive Outdoor Space:-** With 9 paddocks, 3 dams, and sprawling landscapes, this property is a dream for those seeking a rural retreat. Whether you're interested in livestock, agriculture, or simply enjoying the tranquillity of nature, the possibilities are endless.
- ☑ **Machinery and Equipment Storage:-** The 15m x 5.5m open bay machinery/hay shed provides ample space to store your equipment, tools, and machinery, ensuring that everything is organized and protected from the elements.
- ☑ **Workshop and Garage:-** The 14m x 9m lockup garage/workshop is a versatile space perfect for housing your toys, machinery, and vehicles. Whether you're a hobbyist or need space for your profession, this area will meet your needs.
- ☑ **Livestock Facilities:-** The property features a cattle crush for ease of handling livestock and a chicken coop for those interested in self-sustaining living.
- ☑ **Convenience:-** Enjoy the bonus of daily mail delivery and garbage collection, seamlessly blending rural living with modern convenience.
- ☑ **Short Drive to Broadford:-** Experience the best of both worlds with a short drive to Broadford, offering access to amenities, services, and a close-knit community.

Don't miss this incredible opportunity to live the rural lifestyle you've always dreamed of. Embrace the freedom, space, and tranquillity that this property has to offer. Contact Gavin today on 0408 359 764 to arrange a private viewing and make this rural haven your own!