

# 450 Bunyip-Modella Rd, Iona, VIC, 3815

UNLOCK

## Sold Rural

Friday, 12 May 2023

450 Bunyip-Modella Rd, Iona, VIC, 3815

Bedrooms: 4

Bathrooms: 5

Parkings: 4

Type: Rural



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## **UNDER OFFER! Spectacular Dual Occ horse property on 27.18 Acres!**

Unlock Real Estate is proud to introduce this incredible property at 450 Bunyip-Modella Road, Iona with endless amenities, infrastructure and possibilities!

This stunning property on approx. 27.18 acres (11 hectares) offers plenty of opportunity whether you're an owner or investor with passive income possibilities such as an Airbnb, horse training business, riding school, agistment, paddock leasing, running a business from home or simply selling hay!

This property includes a main house plus a second residence!

The main home features 4 bedrooms, 3 bathrooms, 2 car garage, large lounge room, large dining room, full wrap around veranda plus a swimming pool!

Entering the property you are greeted with sweeping lawns and an extensive orchard with delightful fruit trees including fig, apricot, apple, lemon, pomegranate, pear, nachi, blood plum, olives and so much more. Great fun for kids and grown-ups alike to pluck the sweet delights right off the trees!

As you enter through the lead glass front doors of the main home, you're welcomed into the large open lounge room with ample space, timber floors, high ceilings and a large cosy wood fireplace with ducted heating to the bedrooms in this brightly lit home.

The Master comes complete with walk-in wardrobe and ensuite with plenty of room to move with ceiling fans in each and every bedroom for additional comfort.

The newly renovated kitchen is perfect for a big family who love quality with custom 2 pack kitchen cabinetry, plenty of storage space showcasing feature glass doors, gloss timber bench tops and a hidden coffee nook for those caffeine lovers. The kitchen also includes a dishwasher, 600mm cooker and oven, perfect for entertaining and hosting guests with its open plan dining space with sliding door access to the large outdoor BBQ / entertainment area overlooking the swimming pool. Outdoor living at its best. The home also includes an additional wood heater, evaporative cooling system throughout and split system for comfort all year round.

Bedroom 2 towards the rear of the home is large with its own ensuite and 3 stacker built in robe.

Bedroom 3 includes great views with large windows BIR with fan.

Bedroom 4 includes access to the back veranda through its beautiful lead glass and fly screen security doors.

Serving all bedrooms is an additional brightly lit bathroom with a separate toilet and huge laundry with loads of cupboard, bench space with access to the veranda.

This property is secure with automated remote front gates, ornamental pear trees lining the driveway and the perimeter of the property and paddock laneways.

There's no shortage of water with 5 water tanks, automated water troughs in most paddocks, Brand new energy efficient hot water systems plus stock and domestic bore water!

You'll also save BIG with 13.2KW Solar panels which services the entire property. Three phase power available via 55 KVA generator in shed Number 2. (Sold separately).

Shed 1 is 17 x 8 meters, large with two big sliding doors, perfect for moving or storing large machinery with power, water and a small mezzanine.

Shed 2 / Home 2 is ideal for a home business with three phase via generator with high ceilings, concrete floor with large steel sliding door, great for machinery or trucks. The home section of the residence includes a bathroom, additional ensuite, linen cupboard, laundry with an open plan kitchen dining and living space with parallel glass sliding doors and

floating timber flooring.

There is loads of room in the kitchen with its modern solid granite bench tops, island bench, overhead cabinetry, dishwasher, 400mm cooker and oven and it's the perfect space for entertaining. The home also includes a split system heater and cooler for additional comfort throughout the year.

Brand new stables shed, newly concreted with rubber matting and 4 custom high quality built (4x4meter) stables with large soft closed roller doors.

Shed 3 is used as a wash area for horses, including a brand new energy efficient hot water system with hot and cold wash, plus an internal tack / feed room for feed, saddles and other horse apparel.

There are also cross ties and vet crush and three day yards.

Close by, this shed is another newly built open steel hay shed with concrete flooring.

One of the standout features of this incredible property is its huge 60 x 20 meter professionally built and fully fenced dressage arena with graded sand and 4 huge flood lights. The arenas fenced borders are brightly coloured with blooming agapanthus running around the perimeter with large mirrors perfect for training.

Simply a professionals delight!

This property is simply one of a kind with its endless features, infrastructure and amenities with additional round yard for horse training, new stock race and full stock yards.

Spend memorable evenings sitting around the fire pit, horse riding, swimming in the pool or having dinner under the stars and gazing at the clear night sky.

This incredible property is away from the hustle and bustle, yet just a short drive to Bunyip, Garfield and Longwarry, the Pakenham Race Course and Gumbuya World Theme Park. Bunyip Primary school, St Thomas Aquinas College, Chairo Pakenham Christian School and so much more!

Make 450 Bunyip-Modella Road your new escape home with everything you could ever dream of.

Call Natascha 0486 011 978 or Rachael 0405 156 857 for a private inspection.