

451 Beremboke Road, Beremboke, Vic 3342



Lifestyle For Sale

Tuesday, 7 May 2024

451 Beremboke Road, Beremboke, Vic 3342

Bedrooms: 3

Bathrooms: 2

Parkings: 22

Area: 20 m2

Type: Lifestyle



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Online Auction

From the grand cypress pine lined driveway to the rear boundary fence abutting the Brisbane Ranges, the 'Lone Pine' property, situated west of Melbourne at Beremboke, is an impeccable horse enthusiast's dream. Featuring excellent accommodation for the family and brilliant equine facilities for people involved in all disciplines and levels of equine sports, you'll want to saddle up for this one!

- A ready-to-go 20.5ha* equine property with excellent brick home.
- 11 paddocks & 6 day yards all with shelter sheds.
- Large stable complex, vet shed with crush & loading ramp.
- Purpose built fencing with horse rail & electric cord.
- Excellent 3 bedroom brick home built in 2017.
- Yaloak Polo Club 16km*, Melbourne City Polo Club 68km*

The Property Ready-to go, the 20.5* hectare / 50.6* acre 'Lone Pine' property has been purpose built for easy and efficient movement and agistment of horses. A laneway interconnects the property's 11 main paddocks to a central 4 stable and 6 day yard complex. Complete with vet shed, crush, straw shed, loading ramp, tearoom for staff and a large 40m*x8m* 8 bay machinery shed, all constructed of steel and colorbond and stables on concrete slab floors with rubber lining, the build quality is first class. All main paddocks include horse shelter sheds (3 designed for lock in) and troughs. With safety of horses top of mind, fencing at 1.5* metres have been purpose built and features a combination of horse rail, netted and off set electric cord and heavy duty gates. Isolations switches for the electric fence system is located throughout the property. A security system with observation cameras coupled with extensive lighting around the stable complex and surrounding paddocks, is linked back to the residence and provides for easy monitoring of stock.

The Residence Built in 2017, the 3 bedroom brick residence sits grandly at the end of 'Lone Pines' cypress tree-lined driveway. Neat as a pin and move-in ready, the home features an open plan living area with kitchen and meals area overlooking a rear undercover alfresco. The open plan living area includes split system heating and cooling plus a wood combustion heater. A formal lounge at the front of the home provides solace when required. The master bedroom with WIR includes a large ensuite with modern cabinetry, dual basins, fixtures and fittings. Two double size additional bedrooms also with WIR's completes the accommodation and a second bathroom plus powder room services guests and family members. The kitchen features stone benchtops, stainless steel appliances and pantry and is finished with high quality slow close cabinetry and quality tiling. The home has tasteful, modern tone décor throughout including new carpet and high quality floating timber floors. Internal access to large double garage (under main roof) with electric roller door completes the home.

Water Security 2 large water tanks holding 45,000* litres of water supply domestic water the home. 3 large dams, interconnected with 6* inch pipe and electric pump, transfers water across the property to troughs and the irrigation system around the residence. The region typically benefits from 691mm* annual rainfall. The Location 80km* west of Melbourne's CBD, the property is ideally located to some of Victoria's major equestrian centres and polo clubs, and within close proximity to Flemington, Werribee, Geelong and Ballarat racecourses.

- Yaloak Polo Club - 16km*
- Werribee Equestrian Centre & Melbourne City Polo Club - 68km*
- Flemington Racecourse - 73km*
- Geelong - 48km*
- Ballarat - 58km*
- Melbourne CBD - 80km*

Big, Bigger or Both "Lone Pine" and the neighbouring "Manningtree Park" properties are being offered for individual sale by way of Online Auction on Wednesday the 5th of June at 6:00pm. Interested parties must register to bid. If you're seeking something bigger than "Lone Pine", we suggest you take a look at "Manningtree Park". Follow this link:

<https://raywhiteruralvictoria.com.au/properties/rural/vic/beremboke-3342/lifestyle/3082698> If you're seeking something bigger again, we suggest you consider purchasing both properties prior to auction. For further information and to arrange a private inspection please contact Jason Hellyer, Ray White Rural Victoria on 0403 043 571 or Dean Mifsud, Ray White Ballarat on 0408 886 952. To learn more about Online Auctions, how to register and bid, take a look at our website. Follow this link: <https://raywhiteruralvictoria.com.au/sales-methods-explained> #Equine #Thoroughbred #Horse #Horses #Pony #Ponies #HorseRacing #HarnessRacing #Polo #Equestrian #Sport #CountryLifestyle #FarmLifestyle #Ballan #Ballarat #Geelong #RegionalVictoria