

**465 Lancaster Road, Lancaster, Vic 3620**

**h g**

**Lifestyle For Sale**

Saturday, 9 December 2023

465 Lancaster Road, Lancaster, Vic 3620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 36 m2**

**Type: Lifestyle**



John Lilford  
0407859636



Phil Daniel  
0437276268

**\$1,550,000**

Just a two-hour drive from Melbourne's CBD, nestled in the scenic Goulburn Valley, you'll find 'Gilgila' - an impressive period-style residence situated on 90 acres (36.43 hectares) and accessed via a lengthy driveway, concealed behind majestic trees and surrounded by low maintenance gardens. The homestead, built and designed by locally renowned architect A. E. Castles in 1915 carries a wealth of historical significance and tasteful updates. Upon entering, the interior unfolds to reveal magnificent Baltic pine and red gum floors mixed with polished concrete, soaring 15ft ceilings and many original features. Three bedrooms, with a delightful master bedroom featuring a stunning ensuite previously utilised as the bell tower. Three separate living areas provide retreats for each family member, comprising a formal lounge featuring a fireplace and a timber-lined ceiling, a distinct living space with polished concrete floors, wood fire and french doors, and a well-lit, fully equipped kitchen and dining area. For added allure, entertain guests in the outdoor living room (originally a double garage) complete with polished concrete floors, S/S A/C, wood heater and the convenience of a powder room. The farmland has been cultivated with lucerne and high-quality sub clover, serving both grazing and hay production purposes. This premium property boasts thorough irrigation facilitated by Padman stops and 9" quick release pipe outlets, all achieved through the efficient process of laser leveling. The land naturally slopes towards two recycling dams equipped with 6" Kubota motors, all-weather laneways adorned with pine posts and electric fencing throughout. Additional amenities include a 4 bay garage with concrete floor and power; an unused dairy, complete with cattle yards, loading ramp and workshop and a 10.5kw solar system with 2-phase power. The farm, characterised by its excellent soil types and a history of proper fertilisation, is versatile enough to accommodate various farming activities. A unique opportunity to establish an exclusive country lifestyle or hobby farm, all just a short drive from Kyabram and only 30 minutes from Echuca and Shepparton. To truly grasp the value and quality of this exceptional property, an inspection is highly recommended.