

# 47 Beal Court, Winchelsea, Vic 3241



## House For Sale

Thursday, 18 April 2024

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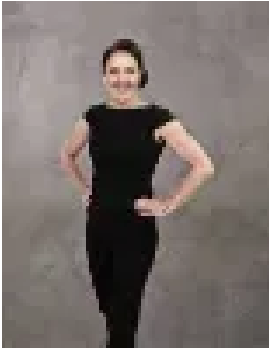
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



Michelle Winckle  
0352411488



Sophie Spowart  
0478957905

**\$1,250,000 - \$1,350,000**

Welcome to your turn-key equestrian paradise! Situated within a peaceful court on 5 acres of prime land, this property offers everything you need for modern country living. Enjoy the convenience of sealed road frontage and town water, ensuring comfort and accessibility year-round. Beyond the charming cottage façade, this spacious farmhouse features 4 bedrooms all with built-in robes, 2 spacious living areas, a dining room with easy access to the outside entertaining area, ideal for indoor/ outdoor living, a loft for extra storage, 2 large bathrooms one at each end of the home for convenience, and an expansive mudroom-laundry area, with external access, perfect for coming to and from the farm. Stay cozy during chilly nights with two slow combustion wood fires and stay cool in summer with three reverse cycle A/C systems strategically placed throughout the home. With electric hot water and all-electric services, you'll experience modern convenience at its finest. Outside, discover a 12 x 8 workshop with a concrete floor, perfect for tinkering or storing equipment. Two 3 x 3 garden sheds provide additional storage space for tools and supplies. For your beloved equine companions, a 12 x 10 stable block awaits, complete with undercover float parking at the rear. Two 4 x 4 stables cater specifically to big warmbloods, while a 4 x 4 tack room, feed storage, saddle racks, and more ensure all your equestrian needs are met. Pamper your horses with a concrete floor hot wash area featuring underground aggregate drainage and cross ties, connected to town water for ultimate convenience. Two 5000-liter water tanks ensure ample water supply for your animals. Your horses will love the 45 x 20 all-weather dressage arena, fenced with post and rail for safety and elegance. The property is fully fenced with electric fencing, offering security and peace of mind. Enjoy the flexibility of three day yards at the front of the stables, five day paddocks (two with shelters), and two large turn-out paddocks, providing plenty of space for exercise and grazing. Don't miss this rare opportunity to own a meticulously maintained equestrian property where both you and your horses can thrive. Schedule a viewing today and experience the lifestyle you've always dreamed of! \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.