

**48 Dohoney Road, Bullengarook, Vic 3437**



**Sold House**

Friday, 15 September 2023

48 Dohoney Road, Bullengarook, Vic 3437

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4 m2**

**Type: House**



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## Contact agent

Nestled at the end of a secluded country laneway, this enchanting 10.5-acre (approx.) equestrian property offers a quintessential country lifestyle merely 7 minutes (approx) away from the heart of Gisborne. Discover a perfect harmony of peaceful living and vocational amenities, creating a serene oasis that embodies the essence of countryside living. The 4-bedroom residence awaits with modern comforts and picturesque views over the surrounding paddocks, featuring two separate living areas brought together by a magnificent double-sided fireplace, complemented by a sublime stone kitchen, zoned children's bedrooms and an upstairs master suite with a private balcony and ensuite. Extensive on-site amenities put this property in the upper-most tier of equestrian offerings, delivering four paddocks with electric fencing and water supply, a generous 12.0 x 9.0m (approx.) machinery shed, 50.0 x 30.0m (approx.) dressage arena, a 4-berth stable complex with tack and feed rooms, 78,000L (approx.) water storage, a small hayshed and a dam conveniently placed in the rear corner of the property. Classic lines are complemented by modern comforts, including double glazing throughout, a new Colorbond roof, a 5kw solar system, a new heat-pump hot water system, ducted heating, split-system air conditioning, and solar-powered electric entry gates. The echo of birdsong flourishes throughout the surrounding treetops, with the occasional koala dropping by to share the property's enchanting essence. Located just 7 minutes (approx) from the heart of Gisborne and just moments further to Calder Freeway, it sits amongst an ultra-convenient Macedon Ranges backdrop, surrounded by Wombat State Forest, Lerderderg State Park and Rosslynne Reservoir, ensuring complete tranquillity with the utmost convenience.