

488 Tarnagulla-Laanecoorie Road, Laanecoorie, Vic 3463



Sold Acreage

Monday, 14 August 2023

488 Tarnagulla-Laanecoorie Road, Laanecoorie, Vic 3463

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 5 m2

Type: Acreage



Tom Maher



Lyndall Bruns
0408993742

Contact agent

This 6-star rated double storey cottage (12 square metre internal) with picket fence and cottage facade finished with double glazed windows, fully insulated (under floor, walls, and ceiling), and built in 2019 is sure to impress, and ideally suits the retiree or downsizer. The property is set on 14 acres and is situated only 15 minutes' drive to Maldon, 25 minutes to Kangaroo Flat, and is nestled in the tranquil surrounds of the State Forrest. This lovely property is perfect for the horse enthusiast, those who love water sports or the angler given its proximity to the Laanecoorie weir. The property is located in great proximity to the lake for recreation, the river, and beautiful state forest connecting Laanecoorie to Newbridge, Tarnagulla, and Dunolly. The main attractions of the location of this property are for the picturesque bush walking, cycling, horse riding and gold detecting. This property is close to Bendigo and you can easily get on the Calder freeway to Melbourne, so is ideal for a holiday home with the tranquillity and sounds of nature and various species of birds right at your back doorstep. The home is complete with 2 bedrooms, study and single bathroom with vanity, shower, and toilet, combined with laundry all in one. The home is climate controlled with a stunning electric fireplace and Kelvinator wall cooler and heater. The kitchen wraps around to the dining area and has an electric oven and opens up to an extra-large decked area. The allotment is complete with town water, 5m x 4m steel shed with power and roller door, 2 x entries/driveways with 2 x individual carports. Also boasts 3 x steel horse shelters, 8 paddocks including horse yards and near new fencing. Each fence has 12 adjoining gates to each of the 8 paddocks to allow for the convenience in moving the horses through the property into the State Forest where you can enjoy hours of trail riding. Complete with multiple taps out the front and back of the property to fill the troughs and keep the lawns green. Off the dining is a large L shaped timber deck and alfresco area perfect for entertaining. In addition to the deck around the back, there is a separate and additional undercover alfresco/BBQ area for those warmer nights. Additional light poles surround the property and shine a light on this charming and cosy cottage. The only project not completed is a barn which needs cladding. This lovely cottage has the bonus of a huge quantity of firewood for the buyer all ready if wishing to install a wood heater. Call now for your private inspection today! Locations near Laanecoorie: Newbridge - 10km's - Pub, General Store & Recreation oval Tarnagulla - 10km's - Store - Groceries, Barista Coffee, Post Office, Pub, Community Centre, Gold Course and Primary School. Dunolly - 12km's - Supermarket, Butchers, Bakery, Hairdresser, Cafes, Petrol, Pub, Community Centre, Chemist, Small Hospital, Horse riding Club, Post Office. Maldon - 20km's - Supermarket, Butcher, Chemist, Newsagent, Petrol, Mechanic, Community Centre, Great Cafe's, Golf Course, Bowling Club, School, Churches and Specialty Shops. Lake Cairn Curran - Nearby - Huge lake and spillway including picnic areas. Great for boating and fishing.