

# 49 Gordon Road, Yarragon, Vic 3823

## Acreege For Sale

Wednesday, 10 April 2024



49 Gordon Road, Yarragon, Vic 3823

**Bedrooms: 5**

**Bathrooms: 3**

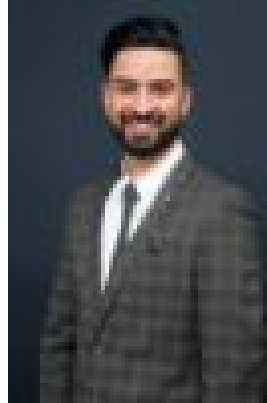
**Parkings: 10**

**Area: 4 m2**

**Type: Acreege**



Vikk Sohal



Karan Gill

0433855506

## Expression Of Interest

Lifestyle and Acreage Real Estate is delighted to bring you an opportunity you don't want to miss in the heart of Yarragon. This 10 Acres (Approx) block is a rare find for families who are looking for space, convenience, and quality in a rural setting. The property at 49 Gordon Rd, Yarragon is a fantastic opportunity with numerous amenities and features. Here's a concise summary of its key attributes that makes this property stand out from the rest in Yarragon. It's only 1 hour and 20 mins drive from Melbourne CBD.

**Property Overview:** Address: 49 Gordon Rd, Yarragon  
**Land Size:** 10 acres (in the farming zone) with a solid brick house (built in 1978) ensuring solid construction built to last. Property have a 3 Paddocks with 1 steel stock Yard and 2 troughs. All paddocks are connected with town water.  
**House:** 4 bedrooms + study, 3 bathrooms, 3 toilets, 1 ensuite  
**Garage:** Generous sized 2 car garage.  
**Living Areas:** The house comprises of 2 living areas, both formal and casual, including the rumpus room and the dining room.  
**Heating:** The house comes with a Coonara fireplace to ensure warmth for those chilly winter nights.  
**Cooling/Vacuum:** 3 ceiling fans and ducted vacuuming.  
**Kitchen:** Electric cooktop, double ovens, dishwasher.  
**Outdoor Features:** Swimming pool for those scorching heat days to cool off and beat the heat, generous size pergola for BBQ with friends/family, verandah, chook shed are some of the features which add to the outdoor features.  
**Sheds:** The property comes with two big sheds measuring 12m x 7.5m and 6m x 2m woodshed for extra storage.  
**Utilities:** Town water is connected to the property, and it also comes with underground water tank (75,000 liters)  
**Fencing:** The property is fully fenced and comes with electric fence all around for horse safety. **Solar System:** 5.5kW solar system is installed ensuring less electricity bills and saving big dollars. **Additional Features:** There is an underground wine cellar measuring (3mx3m) with wine racks for the wine lovers. It could also be used as a safe or a hidden office underground. Other features include parquet flooring in rumpus room, electric fence for horse safety, 2-phase power connected and a circular driveway which only adds to the allure of this beautiful home. This property offers a mix of indoor and outdoor living spaces, making it suitable for various activities and lifestyles. The presence of amenities like the swimming pool and pergola further enhances its appeal for relaxation and entertainment. The inclusion of practical features such as the underground cellar and chook shed adds functionality. Plus, the presence of town water, septic tank, and solar system provides convenience and sustainability. Overall, it's a well-equipped and versatile property. If you are interested in buying the property, you may want to consider its proximity to amenities, schools, and other factors important to your lifestyle. Additionally, it would be advisable to inspect the property to ensure it meets your specific needs and preferences. Call us now for more information and book your appointment today.

**Disclaimer:** Lifestyle & Acreage Real Estate has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.