

**515 Echuca Road, Ardmona, Vic 3629**



**Sold Acreage**

Monday, 14 August 2023

515 Echuca Road, Ardmona, Vic 3629

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 14 m2**

**Type: Acreage**



Brendan McConnell  
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**\$850,000**

Discover the epitome of rural charm fused with modern convenience at 515 Echuca Road, Ardmona. This alluring 35-acre farmlet presents an exceptional opportunity for those seeking the idyllic lifestyle, mere minutes from the heart of Mooroopna. Immerse yourself in the tranquillity of country living while relishing the convenience of urban amenities only minutes away. Nestled amidst the lush landscape, a beautifully renovated 3-bedroom homestead-style home awaits. Boasting an enchanting blend of classic charm and contemporary elegance, the home features cathedral ceilings and stylish brick accents throughout. Embrace a lifestyle of comfort and relaxation with a variety of living spaces, including a family room, lounge, and rumpus room. This layout ensures ample room for entertaining, family gatherings, and cherished moments. Enjoy the rare luxury of town water supply, plus 2 Megs HRW & .59 Delivery share. For those with a penchant for trades, contracting, or a home-based business, this property offers a plethora of shedding options. A massive 21m x 7.6m lock-up shed with a sturdy concrete floor and 3-phase power provides the perfect space to bring your creative visions to life. An additional 18.6m x 16.6m machinery shed and a hayshed further enhance the possibilities. Spread out across 35 acres of picturesque countryside, this farmlet provides ample space for agricultural pursuits, hobby farming, or simply embracing the serenity of open landscapes. This is your chance to secure the best of both worlds – a charming homestead on a sprawling farmlet, just minutes from town. Don't miss out on the unique blend of luxury, convenience, and rural beauty that 515 Echuca Road, Ardmona has to offer. Inspections as advertised or strictly by appointment