

52 Patons Road, Macclesfield, Vic 3782



House For Sale

Thursday, 16 November 2023

52 Patons Road, Macclesfield, Vic 3782

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 8 m2

Type: House



Samantha Scott
0438680032

\$1,750,000 - \$1,900,000

What an exceptional move in ready opportunity for any equine enthusiast! Featuring a sand menage, day yards, electric fenced paddocks, hot wash, tack room, float storage, hay shed, a 3-bay barn, cross-country course, mains water and the added bonus of a comfortable 4-bedroom, 2 bathroom, 'Hamptons' style home with amazing views and all perfectly located in the heart of Macclesfield – where there are more horses than people! The winding driveway leads past the stock yards with loading ramps to the well-maintained paddocks, day yards, a variety of sheds currently utilised as tack room, feed shed, hot wash bay, hay storage and machinery storage, past the 40x20m sand arena to the privately situated home surrounded by blossoming delights. The home is ideally laid out for family living and ideal for entertaining with zoned bedrooms and 2 spacious living areas. On entering the home there is a formal sitting room with ambient open fire and a separate dining space. The master bedroom is at the front of the home and features a walk-through robe, ceiling fan and renovated ensuite. The home then opens up to an open plan kitchen/dining/living area with a wood fire and the home has zoned, reverse cycle ducted heating and refrigerated cooling throughout for the ultimate in comfort and convenience. The kitchen features a 900mm gas stove, electric oven, and allows you to take in great views across the paddocks whilst cooking up a feast for the family. A lovely addition for winter is the laundry/mud room with heaps of cupboards and a drying cupboard – the perfect addition to any Victorian home. There are three further bedrooms all with built in wardrobes, big windows and private views which are serviced by the renovated family bathroom and a study niche , perfect to work from home. Outside amongst the colourful established gardens there is a decked entertaining area with direct access from the family room that offers magnificent views where you can soak in the summer sun and keep an eye on your ponies whilst you relax or entertain. In fact, the gardens were planted specifically to attract lots of birds (blue wrens are frequent visitors), and the property regularly has native visitors including Wombats, Kookaburras, Echidnas, Kangaroos and Wallabies and you will be in awe watching the Wedge Tailed Eagles flying above with their babies. Add to all this, mains water, 5 fenced paddocks with water, a permanent creek, a Spring fed dam, a chicken run, safe fencing throughout, an all-weather gravel driveway, lock up garage, plenty of room to ride onsite, safe roadside riding trails and plenty of like-minded neighbours to ride with. If you do not have use for all the paddocks all year round the larger of the paddocks annually returns between 250 - 400 high quality bales per year, so you can stock up for the winter or generate a side income. Such well-maintained and comprehensive equine/lifestyle properties are rare, so act now as this is your chance to secure the dream! CALL TO ARRANGE A PRIVATE INSPECTION TODAY! Call Samantha Scott on 0438 680 032. Please note: All property details shown are correct at time of publishing. Some properties may have been sold in the preceding 24 hours and we recommend that you confirm open for inspection times with the listing office or the listing agent direct.