

522 Beremboke Road, Beremboke, Vic 3342



Lifestyle For Sale

Tuesday, 7 May 2024

522 Beremboke Road, Beremboke, Vic 3342

Bedrooms: 4

Bathrooms: 2

Parkings: 23

Area: 32 m2

Type: Lifestyle



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Online Auction

>> ONLINE AUCTION, WEDNESDAY 5th of JUNE @ 6:00PM If Olympic medals were on offer for the best presented thoroughbred / equine property in Victoria, "Manningtree Park" would be our favourite for gold! With a decorated history of producing some of Australia's finest thoroughbred horses, the "Manningtree Park" country estate, spanning some 32.9* hectares (81.3* acres), will be sold by way of online auction on Wednesday the 5th of June at 6:00pm (if not sold prior). Located 80km* west of Melbourne's CBD, the estate features a beautifully appointed home, flood lit tennis court with club room incorporating gymnasium, significant stable complex and network of paddocks with shelter sheds all interconnected with excellent laneways. • Absolute turnkey equine property with immaculate accommodation built 2014 for family and friends • Suitable for personal or commercial horse agistment, or combination of both • Separate office complex with staff accommodation & tea rooms • 3 stable blocks with 14 individual stables, 7 under cover sand yards & horse walker • 12 large paddocks, 25 smaller paddocks all with raised troughs & shelter sheds • Excellent laneway system for efficient movement of stock & purpose built fencing with horse rail & electric cord • Yaloak Polo Club 16km*, Melbourne City Polo Club 68km* The Property Turn-key and ready to go, the 32.9* hectare / 81.3* acre "Manningtree Park" country estate is a must-inspect proposition for professionals and enthusiasts of all levels involved in equine sports. An excellent laneway system connects all 37 paddocks, 12 large paddocks (predominantly at the front of the property) and 25 smaller paddocks, all with raised water troughs and shelter sheds. 8 shelter sheds in the smaller paddocks have been designed for lock in. Fencing is in outstanding condition and is purpose built at 1.5* metres high with Horse rail and Think Fencing Strip and netting, and offset cord for safety. 3 separate electric fence units adequately service the property and isolation switches are conveniently located throughout the property for easy identification of system shorting. 3 stable blocks, located at the entrance of the property, include 14 individual stables, 7 large undercover sand yards, a horse walker and 11* metre diameter round yard. The stable block complex includes everything you'd expect of a high-end commercial enterprise including hot and cold wash bay, vet and rug room, undercover mare and foal crush, side and rear loading ramp, scales, enclosed scoping box, hourglass parade walk, and tearoom for staff members. Additional infrastructure includes a 17* metre by 10* metre machinery shed, 21* metre by 14* metre feed and storage shed, a 13* metre by 7.5* metre hay shed, saw dust shed, tool shed, field bin for grain storage and large silo for grain storage. A new online generator room connected to a substantial solar panel system with inverter and battery storage provides back up power (if required) and security gates at the entrance can be remotely activated using a mobile phone app. 3 by 27,000* litre rainwater tanks, with two plumbed across to the home, provide water for the stable complex and residence. The Residence Like the entire estate, the brick residence, constructed in 2014, is of superb quality and is orientated to the southwest with a wonderful calming view across the main dam at the rear of the property. The home consists of 3 large double bedrooms, the exceptionally large master bedroom includes a walk-in robe and beautifully presented ensuite with double basins. 2 living areas, a formal living area at the front of the home and a large open plan living area at the rear of the home with bi-fold doors to the enclosed alfresco, provides substantial room for entertaining family, friends and guests. With high ceilings, double glazed windows, engineered bamboo flooring, light and modern décor and high-end fixtures, fittings, tile work and cabinetry throughout, the home is a winner. Split systems and a wood combustion heater in the open plan living area provide adequate heating and cooling. A large 77,400* litre water tank provides water for the home. An office complex with self-contained open plan staff accommodation and/or granny flat is a terrific addition to the estate. A three car garage with auto roller doors provides storage for vehicles and other personal items. Within the gardens surrounding the home you'll find the "Club House" overlooking the led flood lit tennis court. The Club House, with its bi-fold doors to the tennis court, includes a fully functional bar complete with kitchen cooking facilities, gymnasium and guest toilet. The rear of the Club House features an under cover gazebo with built in BBQ and wood fire pizza oven. A walkway from the Club House weaves through the gardens to a tranquil setting overlooking the dam and the dam's 22* metre jetty. Gardens are low maintenance and an automated inground watering and sprinkler system keeps plants in good order all year round. Water Security 2 large dams, both with electric pumps, feed troughs and taps and a stock and domestic bore is used to top up the main property dam when required. 6 inch underground irrigation pipe carries rainwater from infrastructure roofing to the main dam. A further 6 inch underground pipe carries excess water from the dam located in paddock 8, across to the main dam. 4 paddocks have their own dams. "Manningtree Park" benefits from 7 dams across the entire property. The region typically benefits from 691mm* annual rainfall. The Location 80km* west of Melbourne's CBD, the property is ideally located to some of Victoria's major equestrian centres and polo clubs, and within

close proximity to Flemington, Werribee, Geelong and Ballarat racecourses. • Yaloak Polo Club - 16km* • Werribee Equestrian Centre & Melbourne City Polo Club - 68km* • Flemington Racecourse - 73km* • Geelong - 48km* • Ballarat - 58km* • Melbourne CBD - 80km* Big, Bigger or Both "Manningtree Park" and the neighbouring "Lone Pine" properties are being offered for individual sale by way of Online Auction on Wednesday the 5th of June at 6:00pm. Interested parties must register to bid. If you're seeking something smaller than "Manningtree Park", we suggest you take a look at "Lone Pine" by following this link:

<https://raywhiteruralvictoria.com.au/properties/rural/vic/beremboke-3342/lifestyle/3079862> If you're seeking something bigger, we suggest you consider purchasing both properties prior to auction. For further information and to arrange a private inspection please contact Jason Hellyer, Ray White Rural Victoria on 0403 043 571 or Dean Mifsud, Ray White Ballarat on 0408 886 952. To learn more about Online Auctions, how to register and bid, take a look at our website. Follow this link: <https://raywhiteruralvictoria.com.au/sales-methods-explained> #Equine #Thoroughbred #Horse #Horses #Pony #Ponies #HorseRacing #HarnessRacing #Polo #Equestrian #Sport #CountryLifestyle #FarmLifestyle #Ballarat #Geelong #RegionalVictoria