

531 Coalville Road, Hernes Oak, Vic 3825



Sold House

Friday, 26 January 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 15 m2

Type: House



Harley Robinson

Contact agent

Escape to the countryside with this sprawling 37.5-acre ranch offering an idyllic lifestyle change. Perfect for cattle enthusiasts and horse lovers, this property presents an excellent opportunity for a serene rural escape combined with income-generating possibilities. Located just 6.7km from the township of Moe, and a mere 4km from the M1 highway for easy access, this property offers a fantastic blend of lifestyle change, and convenience. The home itself features 4 fantastic sized bedrooms. The master including an ensuite and WIR, and bedroom 2 also offering the same. Bedrooms 3 and 4 providing a BIR each. A third bathroom (guest bathroom) which entails a shower, bath, toilet and single vanity. Other features of the home include:- An open plan living, kitchen and dining space, offering wood heating.- Oversized second living option, providing a split system and ceiling fan.- Enclosed sunroom with spa space, perfect for all year round entertaining. - Double garage with internal access.- Complete second living option, with a caravan that has been turned into a 'guests retreat', with living space and outdoor seating option. Externally, the set up couldn't be more complete and move in ready. Any prospective buyer will appreciate the work that has been put in by the current vendors to make the move ridiculously smooth. Key features externally highlighted:- Sprawling 37.5-acre ranch offering ample space for diverse activities and farming opportunities.- A spacious 20 x 7 meter colorbond shed, along with an additional 6 x 7 lock-up shed, providing ample storage for all your equipment and machinery, and a two stable set-up.- Nine thoughtfully designed and well-maintained paddocks, ideal for grazing, each fed by reliable untreated town water.- Two expansive water tanks totalling approximately 46,000 litres, ensuring great water supply for all your agricultural needs.- Ample space for over 20 cattle, making it an excellent opportunity for those looking to delve into cattle farming.- Horse arena available for equestrian enthusiasts, with the added potential for agisting to create an additional stream of income.- Fully fenced. This property offers the perfect blend of rural charm, ample amenities, and income potential, making it an excellent investment opportunity for those seeking a change of pace and a connection to nature. Don't miss out on this exceptional rural gem! Contact us now to schedule a viewing and embark on a journey to rural serenity.