

54 Klicitat Lane, Lima, Vic 3673



Sold Lifestyle

Friday, 3 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 19 m2

Type: Lifestyle



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Nestled just a scenic 20-minute drive away from the charming town of Benalla, this lifestyle property offers a unique opportunity for those seeking a serene rural retreat. 47-acres perched on the slopes of Little Mt Lindsay, this north-facing haven provides breathtaking panoramic views of the Lima Valley, creating a tranquil and picturesque backdrop for your daily life. The property's location, halfway between Benalla and Mansfield, offers endless opportunities for recreation, from bushwalks and horse riding to visits to the Swanpool Cinema and access to a range of professional services and shopping outlets. The property's living quarters are equally impressive, with a beautifully renovated and extended home. This four-bedroom house offers ample space for comfortable living, including a master bedroom with a walk-in robe and ensuite, as well as double sliding door access to outside from both sides of the room. Three additional bedrooms of great size with built in robes and a central bathroom fit with vanity and shower. A large study overlooking the hills and an open plan living/dining space that flows right through to the balcony. The internal kitchen is fit with ample storage, dishwasher and electric oven. The stunning north-facing deck that showcases sweeping views of Benalla, Swanpool, and Samaria. A fully serviceable kitchenette on the deck provides an ideal space for outdoor entertaining. The home is equipped with heating options, including a solid fuel (wood) heater and split-system air conditioning units. There is 66,000-litre water tank that supplies rainwater to the house. External to the home there is a container/sleepout that is fit with kitchenette, bathroom (shower, vanity & toilet) as well as a living space that could potentially sleep a further four people in this space with bunks or adequate pull out sofas. The property has been thoughtfully divided into four paddocks, each securely fenced, access for trucks/tractors with energized fencing. Furthermore, gravity-fed water troughs from the largest of the three dams ensure a continuous and clean water supply to each paddock, facilitating ease of livestock management. The property's productivity is evident in its capacity to sustain 18 Angus breeders and even produce up to 100 bales of hay in some years. With improved pastures and top seeding of clover and rye varieties, the fertile ground is well-draining and conducive to farming success. A modern stockyard with "truck and trailer" access adds to the convenience of managing your livestock. The farm boasts two essential sheds, including a hay shed capable of accommodating 40 round bales and another for storing the tractor, trailers, and implements. Two 22,000-litre rainwater tanks one of which supplies the trough for cattle. Whether you're an aspiring farmer or simply seeking a peaceful country escape, this lifestyle property has it all. Contact Ray White Benalla today to book your inspection.