

# 55 Landale Road, Tooradin, Vic 3980

HOMES & ACREAGE

## Acreage For Sale

Wednesday, 8 May 2024

55 Landale Road, Tooradin, Vic 3980

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 7 m2

Type: Acreage



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**\$1,700,000 - \$1,870,000**

Offering 18 acres of quiet country living at the end of a serene lane, embrace this superbly appointed horse lover's hideaway with a charming, modern 3-bedroom farmhouse. Located in a tranquil coastal town in a tightly held community, the property is a short drive to all major amenities, including primary and secondary schools serviced by bus, shopping precincts, cafes and restaurants, as well as the Western Port Bay foreshore. Between a soaring skillion ceiling with exposed beams and woodgrain flooring, the residence features light filled living and dining zones with walls of windows and sliding glass framing the rural backdrop. A beautifully updated cook's kitchen boasts a long breakfast peninsula and stainless-steel appliances, while the sunroom provides the most serene setting to sip an afternoon G&T after the horses and chores have been attended to. Adorned with new carpeting and plantation shutters, the master bedroom pairs style and serenity, complete with a walk-in robe and modern ensuite. The full main bathroom with tub, shower and handy dual entry toilet is positioned between the junior bedrooms of this family friendly home, which includes a roaring wood heater, split systems, ceiling fans throughout, solar panels and a carport. Ideally suited to any number of country ventures, the land comprises of 12 paddocks with electric fencing, 2 large dams, a steel structure ready for stables with 3 phase power, a round yard, a variety of sheds, water tanks, bore water, a chook run, established fruit trees and veggie gardens. Under an hour from Melbourne, the property is located right at the doorstep of the ever growing Casey and Cardinia Municipality, and conveniently positioned between Cranbourne and Pakenham/Tynong racehorse training facilities. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

**FEATURES** • Separate living & dining • Sliding glass to sunroom • Contemporary kitchen • Stainless steel dishwasher & oven • Cathedral ceiling with exposed whitewashed beams • Plantation shutters • Woodgrain flooring • Tall windows framing the country setting • Full modern main bathroom & elegant master ensuite • Wood heater, split system & ceiling fans • Covered verandah & alfresco dining area • Double carport • Zoned & fenced garden around the residence • 5.5kW solar panels • Multiple rainwater tanks to feed house • Dog isolation fence • Storage shed • 16 paddocks with central laneway, most post & rail with some horse mesh • Round arena • Structure ready for stables with 3 phase power • 2 loose boxes • Hay shed • Tractor shed • Stock bore • 2 dams • Sandy, fertile, well drained soil • Established shade trees, fruit trees & veggie patch • Quiet country lane • Major equestrian cross country facility only 500m away • Surrounded by horse properties & equestrian trails