

# 55 Old Sebastian Lane, Sebastian, Vic 3556



## House For Sale

Friday, 3 November 2023

55 Old Sebastian Lane, Sebastian, Vic 3556

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 4 m2

Type: House



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## For Sale \$650,000 - \$700,000

This property is ideal for those who seek a peaceful country lifestyle, within comfortable driving distance of a regional city centre. It is only a short 13min drive to shopping and amenities in Eaglehawk, and 20mins to central Bendigo. Old Sebastian Lane is a quiet no through road, and the property is nestled at the end, providing excellent privacy. The 10 acres affords an abundance of space to ride horses, for children or visiting grandchildren to play, and for pets to roam. However, it is also a perfectly manageable and enjoyable size; and is a wonderful rustic, rural setting. Sebastian is a close-knit, friendly, and welcoming community; united by a common love of all things equine. The area offers bridle paths, and trail rides. Here you can join the Bendigo Bitless Riding Club, or the Sebastian Harness Racing Club, which are both based at the Sebastian Recreation Reserve. The property offers four horse yards, all with electric fences, a round yard, established shade trees, and a dam. Water from the dam is pumped to a tank to then fill the water troughs to each of the yards. You may wish to supplement your income, by offering horse agistment, if securing the property as your permanent residence. It would also be an enviable holiday home, and would no doubt attract much interest, and financial rewards, if offered to the market for short term stays. Reminiscent of the Cape Cod architectural style, the home is beautiful to look at, and has been cleverly designed to function beautifully. The attractiveness of the façade is striking, due to the combined impact of the gable roof, three dormer windows, and the welcoming front verandah. The clever craftsmanship is very evident in the quoin corners, where the fieldstone meets the red bricks. The embrace of the two solid, low maintenance materials serves to accentuate the corners of the structure and the complimentary colours and textures. The home is incredibly charming and inviting, and is surrounded by easy-care gardens, comprising natives and succulents. Bedrooms two and three have built in robes, and built in desks. They easily accommodate a double bed, plus a single beneath the large dormer windows, which fill the rooms with sunlight, warmth, and fresh air. There is an office space with a view through the middle dormer window. The main bedroom has a ceiling fan and a built-in robe. Numerous enviable features and luxuries include a modern bathroom / laundry, deep soaking bath, and a contemporary kitchen with excellent cabinetry. Beautiful ceiling roses, practical polished concrete and stone flooring, ambient wood fire and split system air-conditioning. A drinks bar, outdoor spa, outdoor mudroom, double carport, double garage and extensive paved garden areas. As well as a barbecue meals area, and expansive undercover outdoor entertaining area. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>