

**55 Wensleydale Station Road, Wurdiboluc, Vic 3241**



**Sold Acreage**

Monday, 15 April 2024

55 Wensleydale Station Road, Wurdiboluc, Vic 3241

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 12 m2**

**Type: Acreage**



Geoff Bennett  
0458513860



Tim Carson  
0434690930

**\$1,950,000**

PRIVATE INSPECTIONS WELCOME BY APPOINTMENT - Subject to buyer terms and conditions, reasonable offers will be considered - A long list of the significant improvements have been carried out at the property since last sold. Beautifully set on 12.23 hectares ( 30 productive acres ) and with sensational views out over Lake Wurdiboluc, this architecturally designed and professionally built residence with a perfect northerly aspect is unique, spacious and simply..... stunning. The floor plan is extensive and incorporates the grand living room with high-pitched ceilings, a well-appointed central kitchen, four bedrooms, study/office, two bathrooms, laundry/mud room and a second private living area. The property also includes a delightful four-roomed refurbished cottage-style bungalow/studio/guest house etc, set well away from the main residence and complete with all amenities, separate parking areas, a sunny front deck and again, a northerly aspect with relaxing lake and countryside views. Further features and details include: -☐The residence is of limestone block construction featuring massive, recycled timber beams from Geelong's old woolshed and sweeping north side decks with superb Lake views-☐Living rooms include the main ' grand ' room with double-glazed windows plus a second generous living area within the west wing -☐All bedrooms have built-in robes with the master bedroom offering walk-in robes, an ensuite and a sunken spa bath with garden views-☐Hardwood flooring is a further highlight of the home and blends very nicely with the timber kitchen complete with walk-in pantry, plenty of bench and cupboard space and quality appliances -☐Ceiling fans, a reverse cycle airconditioner and a large wood-fired heater provide climate control for all seasons -☐A 3.77 kW solar power system has recently been installed, together with a 400-litre Neopower evacuated tube HWS -☐School bus pick up and drop off just 500m from the front gate-☐Water systems are also extensive with 3 x 32,000-litre interconnected tanks for the home plus further tanks situated off the garage/workshop, the high clearance hayshed and the bungalow-☐The productive acreage offers six well-fenced paddocks, extensive boundary tree belts, a central laneway and a dam to the east of the property -☐The garage/workshop of approx. 12m x 6m with power, lights and concrete floor. It also includes a wood heater, work bench and plenty of storage space. There is also a double carport and wood store adjoining the residence. With a meandering entrance drive, sealed road access and established gardens and grounds, this magnificent property is without equal within the very well-held districts of Wurdiboluc and Wensleydale. The current owners have completed extensive refurbishments, additions, and improvements to the property in recent years and a full list of these details is available to potential purchasers upon request. Waurn Ponds, Geelong is but a 20-minute drive away and the delights of the Surf Coast and The Otway ranges can be enjoyed via idyllic 25 – 30-minute outings through our delightful hinterlands.