

60 Goads Road, Mardan, Vic 3953



Sold Acreage

Friday, 10 May 2024

60 Goads Road, Mardan, Vic 3953

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Acreage



Irene Walker

Contact agent

Meander through the hills, off the main road, down a country lane, and you will find the peaceful charm of the beautiful 'Nampara'. Est. in 1908 this Edwardian home is set amidst a glorious European and native garden set on a tranquil 5 acres in the Dumbalk Valley. The period home has enjoyed updates over the years whilst still retaining its original character with 12ft corniced ceilings, timber floors, French doors, and the gorgeous bay windows with surrounding spacious verandas. The kitchen and dining room features a beautiful north-facing window, welcoming the morning sunshine, in a home that offers both relaxed and formal living spaces with garden views throughout the home. Featuring:-
- Country Kitchen with electric cooking, dishwasher, and gorgeous garden views
- Separate family living room, alongside formal dining, with French doors opening out to the veranda.
- 3 spacious bedrooms with an ensuite and walk-in robe off the master.
- Family bathroom with adjoining European laundry with great storage.
- Heating and cooling of the home taken care of by a Gourmet wood heater providing hydronic heating throughout the home and a second Heatcharm wood heater in the living room in addition to two reverse cycle air conditioners. Externally:-
- Enjoy the inground swimming pool, perfect on a hot summer's day!
- Two car carport, two wood / garden sheds and sundry storage areas.
- A former shearing shed has now been converted to a workshop, with a studio room providing great storage space suitable for crafting or home office.
- 5 KW Solar System and a 2.2 megalitre water licence from the Tarwin River East branch.
- The ever-changing garden of Jacaranda, Maple, Ginko, Beech, Banksia, Woolamai Pine, ferns, daffodils, and roses galore.
- Orchard plantings of various citrus and apple varieties, mulberry, berry patch, veggie garden and adorable chicken coup with yard. A picturesque seasonal creek runs along the property edge providing water for the garden pond. There are two small front, fenced paddocks, ideal for a horse or a couple of beef cows. Centrally positioned, 14 min. to the vibrant village of Meeniyan, 20 min. to Mirboo North, 25 min. to Leongatha for major supermarkets, hospital, and sporting facilities all an easy drive to the beaches of Waratah Bay and Walkerville and 2 hrs from Melbourne. For further information and to arrange a personal inspection, please call Irene Walker at SEJ Real Estate. 0429 045 632