

610 Old Mill Road, Bylands, Vic 3762



Lifestyle For Sale

Thursday, 18 April 2024

610 Old Mill Road, Bylands, Vic 3762

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 8 m2

Type: Lifestyle



Jason Hellyer

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Private Sale \$1,450,000 to \$1,600,000

Introducing this recently updated Edwardian-style family residence, boasting a delightful wrap-around bull-nose verandah, nestled on approximately 21 acres* (8.5 hectares*) of scenic farmland on the northern fringe of Melbourne. Originally relocated from the inner Melbourne suburb of Preston to Bylands in the mid-1990s, this country lifestyle home blends charm and character with modern comfort. THE HOME Upon entry, you'll be enchanted by the intricate cornices, ornate light roses, and the well-thought-out layout featuring five bedrooms spread across two levels. The ground floor comprises three generously-sized bedrooms with ample built-in robes, while the expansive open-plan kitchen and living area at the rear of the house offers serene views of the surrounding farmland. The well-equipped kitchen boasts a 900mm Westinghouse gas oven cooktop and a Bosch dishwasher, catering perfectly to culinary enthusiasts. Upstairs reveals two additional bedrooms, a study nook, a cozy living room, a bathroom, and plentiful storage space. A spacious laundry and storage area add to the practicality of this family-oriented home. Stay warm during winter months with the wood heater or enjoy year-round comfort with the convenience of the split-system air conditioning. THE FARM Beyond the residence, the property offers impressive infrastructure. Five fenced paddocks, each equipped with solar electric fencing, provide versatility for livestock, horses, ponies and other agricultural pursuits. Two smaller paddocks near the front of the house, one with a shelter, offer further convenience. With 21.1* acres of cleared land, you'll have the opportunity to craft your own piece of paradise. Wildlife enthusiasts will appreciate the diverse range of native fauna, including birds, kangaroos, echidnas, and the occasional local deer, that frequent the area. The main house yard is fully fenced, with a separate dog enclosure, offering a safe haven for both family and furry friends. Native, low-maintenance garden beds surround the lawned areas, enhancing the natural beauty of the landscape and includes a variety of established fruit trees such as pear, apple, nectarine, peach, and apricot. A five-bay shed constructed of colourbond and steel, with a lockable section and workshop/storage area, provides ample space for tools, toys and equipment. Additional space at the shed complex provides further potential for the construction of a larger workshop, stables, round yard and arena. Water needs are well taken care of with three dams and ample water storage capacity. The house is equipped with a 42,000* litre water tank and a recently replaced water pump, while a 21,500* water tank serves the shed. With its manageable land and infrastructure, this property lends itself to various uses, such as grazing and lifestyle living. There is even a leasing capability, with a possible farm or homestead leasing rate in the vicinity of \$750* - \$800* per week. THE LOCATION Situated between Wallan and Kilmore in the serene locale of Bylands, this property offers the opportunity to acquire your own piece of country lifestyle living within close proximity to Melbourne's CBD. Just 10* kilometres from either Wallan or Kilmore, you'll enjoy the convenience of nearby amenities including a great choice of private and public schools, medical and shopping precincts and regular public trainline services to Melbourne. • Kilmore - 9.3km* • Wallan - 10km* • Melbourne Airport - 44km* • Melbourne CBD - 76km* Private Sale by Negotiation. For further information and to arrange an inspection please contact Jason Hellyer, Ray White Rural Victoria, on 0403 043 571.*Approximately.