

# 62 Donaldsons Road, Woodfield, Vic 3715

Nutrien Harcourts

## Sold House

Friday, 13 October 2023

62 Donaldsons Road, Woodfield, Vic 3715

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 5 m2

Type: House



Amanda Nieuwenhuizen

**\$639,500**

Tucked away down a quiet country laneway easily accessed off the Maroondah Highway, sits this charming farmhouse on 13.5 acres (circa 1920). A bit of imagination and elbow grease is required to bring her back to her former glory days, but the potential here is huge! You can choose to do a lot or do nothing and move straight in. Merton Creek runs through the property providing home to a variety of native birds and wildlife. • 3 bedrooms, separate formal dining and generous boot/store room • Separate living area with wood fire, kitchen with slow combustion stove • Kauri Pine lined ceilings feature throughout the home • Bathroom with shower and vanity, outside laundry and toilet • Extensive shedding for all purposes - some original and a newer hay shed • Decent sized dam providing water for stock, chicken coop and sheep yards • 5 productive paddocks well fenced, averaging 360 small hay squares annually • Merton store 6 minutes drive with post office, fuel, food or grab the newspaper • State forest nearby with tracks galore to explore on your motorbikes or horses • Heaps of potential for the first home buyer, hobby farmer or weekend warrior Easily accessible to the Great Victorian Rail Trail, minutes to Lake Eildon, 22 minutes drive into Mansfield township, 8 minutes to Bonnie Doon Hotel for a beverage and meal and less than 2 hours drive to Melbourne - such a convenient location!