

70 Lang Lang Park Road, Athlone, Vic 3818

BOYDE & CO.

House For Sale

Tuesday, 12 December 2023

70 Lang Lang Park Road, Athlone, Vic 3818

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: House



Brad Boyde

\$800 000 - \$840 000

70 Lang Lang Park Road Athlone sits on a brilliant 2.47-acre allotment with some of the most picturesque countryside and views Gippsland offers. The farmlet is securely fenced with quality ring lock and barbed wire on the property's perimeter; the double fence laneway on the Eastern boundary ensures easy stock rotation. Cyclone wire encompasses the houseyard, keeping the smallest four-legged friends local. The country-style home boasts a generously sized U-shaped kitchen with a 600mm oven and cooktop, ample cupboard space, and a convenient breakfast bar. It is adjoining the designated dining area and family room, which has direct access to the return verandas wrapping the home. Entertaining can be enjoyed all year round with an excellent undercover BBQ area/entertaining space. The property offers diverse possibilities for any agricultural ambition. It is perfectly set up for horses and cows and currently consists of two horse stables, four large, hot-wired paddocks shaded by established trees, and a large stock paddock. Featuring dual access to a large stock paddock, this is the perfect area to install an industrial-sized shed (STCA) or a horse ménage. Features include:

- Wood log fire to house and bungalow
- Split-system heating and cooling
- Abundance of water tanks
- Gas hot water service
- Security screen doors
- Easy plug-and-play to generator backup power system
- 12m x 7.5m Colorbond shed with a concrete floor, power connections, and ceiling fans
- Updated septic lines

Inspections can easily be arranged by contacting Brad Boyde at 0400775388