

70 Union Road, Katandra West, Vic 3634

Dawes Realty

Lifestyle For Sale

Saturday, 10 February 2024

70 Union Road, Katandra West, Vic 3634

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 1 m2

Type: Lifestyle



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Expressions of Interest

Retreat to the beauty of rural seclusion and savour the style and amenities of this fully renovated, four-bedroom, two-bathroom 1940s homestead in the quiet town of Katandra West. Set on approximately 4.2 private acres and shrouded in greenery, this lush oasis is the area's best-kept secret, offering stables, a vast 18x9m shed with mezzanine, a six-bay machinery shed, and a dairy, just 25 minutes from the heart of Shepparton. A tree-lined circular driveway sets the tone, introducing four fenced paddocks, two with irrigated dams, before revealing the home amongst a fully fenced garden setting. Beautifully renovated with a blend of reclaimed materials and high-end contemporary finishes, the peerless attention to detail exudes a quiet luxury that promotes daily relaxation, perfectly complementing its surroundings. Through a sunroom entrance, the open-plan living, dining, and kitchen areas provide ample space for gathering, cooking, and entertaining. The wrap-around verandah adds to the serene atmosphere, adjoining the kitchen with its country chic styling, an impressive walk-in pantry, Bosch cooking appliances, and a Westinghouse dishwasher. Comfort and tradition are emphasised with a slow-combustion wood fireplace in the living area, whilst the home features four bedrooms, including a main bedroom with two walk-in robes, a recently transformed ensuite, and views over the dam from the verandah. Outdoors, the spacious 18x9m shed, easily accessible for trucks, offers a haven for tradespeople and farmers, with an adjacent six-bay machinery shed offering drive-through manoeuvrability and storage for tractors, horse floats, boats and caravans. Horse enthusiasts will appreciate the convenience of stables featuring hay storage and the possibility of constructing an arena with plenty of room in the adjoining paddocks. There's also a decommissioned dairy with holding pens that offers unique potential to be revived and recreated into a guest house with an entertaining zone (STCA). Positioned central to Shepparton, Numurkah and Cobram, this incredible property is a gateway to the northern regions and benefits from solar panels, a 4.5 meg water supply, split system heating/cooling, evaporative cooling, sub-power boxes to the shedding and plenty of parking, including a double carport.