

717 Edenhope-Penola Road, Edenhope, Vic 3318



Sold Farmlet

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 4 m2

Type: Farmlet



Lee Curnow

Contact agent

This substantial four bedroom home on approximately 4.047ha (10 acres) is just a short 10 minute drive from the township of Edenhope. Surrounded by lovely green lawn and a low maintenance garden, all watered by bore, this home is perfectly set up for the growing family and/or hobby farmer. The weatherboard home has four bedrooms, all carpeted, main with built-ins and split system air-conditioner. An open plan kitchen/dining area has a breakfast bar, split system air-conditioner and walk-through pantry. There are two living areas - one at the front of the home with slow combustion heater and split system air-conditioner plus a large open space at the rear for a kids retreat or rumpus room. Bathroom has shower and bath, toilet is separate. The laundry is part of an open design area with outside access. A veranda with 3m stained wooden deck borders the front and eastern half of the home. There is exceptional shedding with a 13m x 7.5m lockable shed capable of storing multiple vehicles, a free-standing shed for the caravan, an older work shed and a carport attached to the home. Rainwater with storage of approximately 105,000L is plumbed to the home. The approximate 10 acres of land attached to the home is very well fenced into smaller paddocks and is ideal for running livestock or horses. Water is supplied to multiple water points via a bore. This property is well located, only 12.8km from Edenhope and less than 50km from Naracoorte. Our vendors love this property but have decided it's time to move on. Contact Lee on 0427 620 864 to secure your inspection. Council: West Wimmera Shire Shire Rates: \$504.80 per annum CT: 10027/2 Land Size: 4.047ha (10 acres) approx Zoning: Rural Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833