

# 720 Dairy Flat Road, Heathcote South, Vic 3523

Todd PROPERTY

## Sold Lifestyle

Friday, 10 November 2023

720 Dairy Flat Road, Heathcote South, Vic 3523

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 16 m2**

**Type: Lifestyle**



Brad Todd

**\$925,000**

Todd Property is proud to offer for sale, arguably Heathcote's best-known Bed & Breakfast – 'Hut on the Hill'. From the moment you drive up the winding driveway you can feel the city stress leaving your body. Once you hop out of the car and take that first deep breath of country air.... You have arrived. The 40 undulating and private acres offer uninterrupted views of the McHarg Ranges and amazing sunsets, with a cosy two-bedroom home. Enjoy the privacy and tranquillity of the rolling countryside, away from any neighbours and without any need to close the blinds. This two-bedroom home could become a private residence or continue as an income producing Bed & Breakfast; the choice is yours. Inside the open-plan kitchen, meals and living area has generous timber lined cathedral ceilings, a cosy wood heater, reverse-cycle split-system and large windows to enjoy the everchanging seasonal vista. The kitchen has quality stone benchtops, stainless steel electric oven, cooktop, rangehood and dishwasher. The two double bedrooms both have built-in-robies and doors leading outside. The luxurious bathroom has dual sink, vanity, separate shower and raised spa bath to sit back in and unwind with a glass of Heathcote's finest wine, let your worries soak away whilst enjoy the uninterrupted rural landscape. Outside, the home has a generous deck, perfect for summertime entertaining while your guests relax in the heated swim spa and gaze out over the horizon. Other improvements include a 5-panel solar system, solar hot water, 9m x 6m shed, 7.5m x 5.5m storage shed, pool pump shed and a dam with good catchment. Heathcote is a renowned wine region with over 60 winery's, beautiful shopping village, Brewery. With local natural tourist attractions including Lake Eppalock, O'Keeffe Rail Trail, Mt Ida Lookout, Pink Cliffs and Heathcote's iconic Viewing Rock. Situated 40 minutes to Bendigo and 90 minutes to Melbourne.