

**75 Racecourse Road, Bairnsdale, Vic 3875**



**House For Sale**

Saturday, 11 November 2023

75 Racecourse Road, Bairnsdale, Vic 3875

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Mark Ashley  
0409001987

**\$995,000**

Nestled in the heart of Racecourse Road, right within the Bairnsdale town boundary, this property seamlessly combines immaculate presentation, enchanting gardens, and an expansive 2.748 hectares of land tailored for the equine enthusiast. Perfectly situated for easy access to the Bairnsdale Racecourse and pony club, this property offers an idyllic lifestyle in glorious East Gippsland. Upon entering the tiled foyer, the kitchen takes center stage, linking two sun-drenched living areas to create a warm and inviting atmosphere. The residence features three bedrooms, including a luxurious master suite with an en-suite and walk-in robe, embodying comfort and style. A dedicated study enhances the home's functionality, with excellent storage seamlessly integrated throughout. Step outside to the north facing alfresco area and immerse yourself in the tranquility of meticulously landscaped gardens. The double garage provides secure parking, while the property's exterior caters to the needs of horse enthusiasts. Strategically placed shedding options, loose boxes, shade and shelter belts, stock, and round yards showcase thoughtful equestrian planning. The entire property is fenced into five paddocks, each equipped with town water troughs, reflecting its previous use as a thoroughbred breeding property. Embrace the lifestyle of your dreams and contact Mark Ashley on 0409001987 today to arrange a viewing and immerse yourself in the beauty, functionality, and tranquility that this property has to offer. View the Due Diligence Checklist: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)