

806 Aerodrome Road, Avenel, Vic 3664



Sold Lifestyle

Friday, 22 December 2023

806 Aerodrome Road, Avenel, Vic 3664

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 5 m2

Type: Lifestyle



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Welcome to an extraordinary countryside retreat on the outskirts of Avenel Township in Victoria. This picturesque property spanning 5.12 hectares (12.65 acres) embodies the essence of rural living while offering a comfortable lifestyle and endless possibilities. Step into the meticulously maintained three-bedroom house, where modern comforts blend seamlessly with rustic charm. The home features gas cooking, a reverse cycle split system and a Norwegian 'Jotul' wood fire for cozy ambiance. Additionally, revel in year-round comfort with the inclusion of a Rinnai gas wall heating unit, ensuring warmth throughout the cooler months. Enjoy the plush comfort of carpeted bedrooms while relishing the low-maintenance convenience of vinyl flooring in the living areas. The property boasts a thriving fruit orchard showcasing an array of fruits including fig, plum, olive, apple, apricot, nectarine, peach, and persimmon—a delightful harvest that complements the natural beauty of the surroundings. Beyond the house, the land unfolds to reveal its versatility. Divided into four paddocks with good fencing, this property is a rare gem. It's worth noting that obtaining a planning permit for construction under 40 hectares (100 acres) in this area is an impossible feat, making this property an exceptional opportunity for those looking to build their dream home STCA or create equine infrastructure. Conveniently accessible via a sealed road, this haven offers easy connections—just 65 minutes to Melbourne CBD, 15 minutes to Nagambie, and swift access to the Hume Freeway, ensuring a perfect balance between tranquility and accessibility. Further enhancing the property's appeal are the impressive outbuildings, including a 3-bay machinery shed (9.4m x 6.0m), a lock-up workshop (3m x 6m) with concrete flooring and power, a garden shed (3m x 6m), and an additional hay/storage shed (9m x 5m approximately). These structures cater to storage needs and offer functional spaces for various activities. Discover the allure of country living, where the expansive land invites you to create the lifestyle you've always envisioned. Whether it's embracing the existing comfort of the house or envisaging a new dream home and equine haven, this property offers an unparalleled canvas for your aspirations. Experience the rare opportunity to secure a slice of countryside paradise in Avenel—a place where comfort, convenience, and endless potential harmoniously converge.