

847 Newbridge-Bridgewater Road, Newbridge, Vic 3551

McKean
McGregor

House For Sale

Tuesday, 7 May 2024

847 Newbridge-Bridgewater Road, Newbridge, Vic 3551

Bedrooms: 3

Bathrooms: 1

Area: 12 m2

Type: House



Drew Stratton
0414576371

\$725,000 - \$785,000

Less than five minutes to the heart of Newbridge, and only 10 minutes to Bridgewater-on-Loddon, this unique property is conveniently located. Positioned on 12.79 hectares of land with approximately 1 km frontage to the mighty Loddon River, this 1910 Edwardian cottage offers an off-grid lifestyle with fertile land, ample water and established infrastructure. Perfect for a buyer seeking the good life, this organic property provides plenty of scope.- Peaceful and picturesque regional locale: less than 5 minutes to community of Newbridge (hotel, sporting reserve, general store); 10 minutes - to Bridgewater-on-Loddon; and half an hour to Bendigo- Character-filled 1910 Edwardian home with period features including high ceilings, timber flooring, dado boards, picture railing and decorative cornice- Loddon River frontage (approx 1 km)- Small dam- Completely off the grid (organic, self-sustainable)Elevated and set back from the road, this charming cottage offers a picture-perfect setting. The wraparound veranda at the front and side of the home is the perfect space to sit and enjoy the tranquillity and the main entry opens into a central hallway with high ceilings and period detail. All three bedrooms and a family bathroom are located at the front of the home - the main bedroom includes an open fireplace and French doors out to the veranda.At the rear of the house is a large lounge with doors through to a dining room. The dining room features access to a small deck at the rear, and to the kitchen, which offers timber cabinetry and keeps within the style of the country home. The house block is fenced, and beyond this space is the acreage with lucerne paddocks, almond and olive trees, dam, and of course the attractive Loddon River.Additional features:Open fireplace in lounge and main bedroomStove with separate grill and four-burner gas cooktop in kitchenReplumbed and rewired approximately 20 years agoFully fenced house yardWater right (10 meg)Established almond and olive treesLucerne planted in paddocksRuins of old brewery on propertyDisclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.