

**85 Portland Flat Road, Gordon, Vic 3345**



**House For Sale**

Friday, 3 November 2023

**85 Portland Flat Road, Gordon, Vic 3345**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**



Erin Cubley  
0403599477



Belinda Lewin  
0402588987

## **\$949,000 - \$999,000**

This outstanding picturesque property is a horse enthusiast/hobby farmers dream. Boasting quality pasture land of just over 17 acres complimented by a large dam and bordered by mature trees. Multiple yards with horse shelters and automatic waterers, two stables plus tack room and a portable round yard. There is also a nice flat area previously used as a dressage arena that would be easily restored. Other outside features include; a large shed, additional sundry shedding, chicken house, dog run, car-port and a separate room/studio ideal for those wanting a private space to work from home. The home offers a large deck that overlooks the entire property and is a great space for year round entertaining. Internally there is a large living room complete with wood fire place and is well positioned to the dining and kitchen area. The kitchen has modern appliances and plenty of cupboard/bench space and also enjoys the views over the paddocks. There are 3 very large bedrooms all offering built in robes and sharing the spacious central bathroom. Large laundry/mudroom and a large entrance hall. This beautiful property is ideally located on the outskirts of the popular township of Gordon only 30 minutes to Ballarat and just over an hour to Melbourne. Gordon offers a beautiful lifestyle quiet yet convenient boasting two Primary Schools, Post Office, Pharmacy, cafe and pub.