

**88 Coombe Lane, Mia Mia, Vic 3444**



**Sold Lifestyle**

Friday, 14 June 2024

88 Coombe Lane, Mia Mia, Vic 3444

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 41 m2**

**Type: Lifestyle**



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**\$790,000**

Every property tells a story and this special Mia Mia listing reveals layers of history dating back to World War One. The home was lovingly built by return soldiers and provided them and their families with happy and productive lives on the land. Today, farmers and winemakers will see great value in the grounds, boasting rich red volcanic soil and lush green pastures. Within the boundary, there are ten fenced paddocks with bore water pumped to five of these and also to the home, via an electric pump. Substantial and character filled shedding provides valuable infrastructure or could the original barn or shearing shed be reimagined as the ultimate studio, cellar doors or even accommodation (STCA)? Tree changes will also find their solace here. Picturesque and gently undulating, the acreage boasts 360-degree views of Mia Mia landscape with granite outcrops, classic gums and legendary sunsets. The weatherboard cottage of four bedrooms and a large central lounge room has peacefully ticked away the decades and is now ready to meet its future. As it stands, the house has a sweet façade with a wide front and side veranda. Within, its charms are faded but still evident and ready to be reinvigorated. The kitchen is functional with an oven in the original fireplace and timber cabinets and adjoins the family dining space. Imagine the meals and conversations that have been shared here over the generations; if only the walls could talk! The bathroom/laundry is also in a useable condition and the rear mudroom is a handy and practical feature to note. A valuable, recent addition to the home is the five-kilowatt solar system, ready to take advantage of Mia Mia's sunny spring and summer months ahead. The address shares the same road as the famous Burke and Wills Winery with open cellar door and annual music events to keep your guests entertained. Water sport and nature enthusiasts will appreciate the close proximity to Lake Eppalock and Bendigo is just a thirty-five-minute commute.