

9 Pearcedale Road, Pearcedale, Vic 3912

Acreage For Sale

Tuesday, 7 May 2024

9 Pearcedale Road, Pearcedale, Vic 3912

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 4 m2

Type: Acreage



Penny Perry
0448004673



Alice Ormrod
0467938200

\$2,275,000 - \$2,500,000

A horse lover's heaven on 10 acres with a four bedroom residence with mineral pool, showcasing a serene lifestyle ideally suited to equestrian pursuits and/or agistment in a picturesque rural setting just a few minutes' drive from the village and primary school. Beyond electronic gates and a long driveway past undulating pastures, the property comprises of 9 paddocks, a flood-lit stable complex with electric roller doors, 4 stalls, 2 tack rooms, a feed area, auto-filling troughs, wash bay and tie-up, a round yard, loose boxes, and a 60m x 22m sand and sawdust all-weather arena. Currently agisted to 7 clients, the property allows for immediate earning potential. The fully modernised home provides a beautiful base for couples or families with two lovely living areas divided by a central fireplace and an updated kitchen with stainless-steel electric appliances, while the full bathroom has also been upgraded to include a freestanding bathtub. The alfresco area beneath a vine laced pergola offers a peaceful setting to dine outdoors. On hot summer days, the swimming pool beckons for cool dips. With an inground trampoline, playground area and enclosed dog run, the set-up is perfect for families. A short drive to Western Port Bay, the major shopping district of Somerville and the Peninsula Link freeway, this heavenly rural retreat offers a glorious lifestyle package. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or office@homesacreage.com.au

Features:

- Quiet country living on 10 acres (approx)
- Ideal for agistment
- Light-filled living & dining with slate flooring
- Plush 2nd lounge
- Sleek modern kitchen with electric cooktop
- Asko dishwasher
- Master with walk-in robe
- Full bathroom with soak tub
- 2 toilets
- Enclosed fireplace
- Split-system
- Alfresco deck with vine laced pergola
- Heated mineral swimming pool
- Flood-lit stable complex with 4 stalls (1 with mesh door for Shetland), electric roller doors and auto-filling troughs
- 2 tack rooms
- Feed area with feed bins & hay storage
- 60m x 22m sand & sawdust all weather arena
- Wash bay
- Tie-up
- Round yard
- 9 paddocks, including a retiree paddock
- 4 loose boxes (3 enclosed & 1 open)
- Dam
- Circular driveway for easy float access
- Electric fencing
- Automatic water troughs
- Enclosed dog run
- Inground trampoline
- Water tank
- Triple carport
- Open & covered float parking