

9 Watson Road, Ryanston, Vic 3992

Lifestyle For Sale

Wednesday, 29 November 2023



9 Watson Road, Ryanston, Vic 3992

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 25 m2

Type: Lifestyle



Scott Andersen

Contact Agent

Nestled on the hilltop the aptly named 'Hillview Farm' showcases spectacular views of the sunrise and the vivid greenery of rolling hills and valleys. Arrive at the electric farm gates to find a charming and substantial quality built, 26 square, sandstone residence situated privately at the end of an avenue of trees. The home presents a neutral colour palette and features large double glazed windows exploiting the beautiful views from every room. The house is immaculately presented and offers 3 bedrooms plus a study. o Master bedroom with ensuite and walk in robe. o Fully air conditioned and double glazed throughout. o Quality kitchen with pantry o Remote gate access control and alarm o Slow combustion wood fire in living room o 2nd living room / family tv room o Block out blinds in all bedrooms. o Good WiFi connection and TV connections to the living room, family room and master bedroom. o Solar power on shed roof (18 Panels) o 2 huge water tanks o Electric security entrance gate o Remotely accessible security cameras This highly maintained, fully operational farm offers 64 acres complete with 2 large sheds (machine shed and hay shed), electric fencing and new stainless steel stockyards crush (and potential to add weighing scales) plus a second set of stockyards with crush at the southern end of the farm. Ample water is available with 5 dams and multiple troughs. The property has three road frontages and provides convenient access for loading cattle, fertilizing, feeding. All paddocks are accessible by tractor. The land has been well managed based on soil tests with regular applications of lime and fertiliser. Vendor is also prepared to sell quality plant and equipment including 2 tractors, quad bike and buggy (by negotiation). This tranquil lifestyle farm is located only 17 minutes from the big town amenities of Wonthaggi including shopping centres, childcare and schools, recently upgraded hospital, and the new Bunnings superstore. Call Scott Andersen on 0409785846 to arrange your farm tour. DUE DILIGENCE CHECKLIST When purchasing property we recommend you review the CAV Due Diligence Checklist. Visit: <http://www.consumer.vic.gov.au/duediligencechecklist> Property information contained herein is provided by the property's vendor/s. Andersen Property Specialists cannot guarantee its accuracy and encourages buyers to carry out their own due diligence.