

94 Richards Road, Sutton Grange, Vic 3448

**McKean
McGregor**

House For Sale

Tuesday, 28 May 2024

94 Richards Road, Sutton Grange, Vic 3448

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 79 m2

Type: House



Drew Stratton

0414576371

EOI closes Thurs 4th July, 2024 at 12pm

Expressions of Interest closing Thursday 4th July, 2024 at 12pm. Indicative Selling Price \$2,500,000. Sitting at the base of Mount Alexander, 'Glendonald' is a picturesque acreage that has been enjoyed by the same family since the 1960s. With three separate titles across approx. 200 acres, the property is home to an abundance of wildlife, including over 75 different bird species. Perfect for a buyer seeking peace and quiet, land providing ample potential, and original farmhouse charm.- Peaceful regional locale: less than 20 minutes to Castlemaine; 30 minutes to Bendigo; and an hour and a half to Melbourne's CBD- Early 1900s red brick homestead with granite foundations- 4 x dams (including natural spring-fed dam)- Ample shedding including 2 x machinery sheds (9.3m x 8.3m and 9.5m x 8.2m) and 15.6m x 14m shearing shed with 9m x 4.4m workshopThe main house is an early 1900s red brick homestead offering a practical floorplan and plenty of scope for a buyer who is wishing to update and restore the home. Set behind a mature garden, a return veranda flanks the façade. Indoors, a central hall opens into three generously proportioned bedrooms and a lounge. At the end of the hallway is a bathroom and storage space, with a kitchen and spacious laundry to one side, and a further two bedrooms to the other. An undercover entertaining space is at the rear of the house, and to one side of the property is the shell of the original granite farmhouse, dating back to the 1800s. The property enjoys a number of outbuildings including two machinery sheds, a shearing shed, and a workshop. Multiple dams and water tanks provide water to the acreage and fenced paddocks and stock yards offer a ready-made infrastructure for farming. Additional features:- Open fireplaces and original mantles to 3 x bedrooms and lounge- Original detail including 14ft ceilings, decorative corbels in hallway, ceiling roses and picture railing- 5 x fenced paddocks- 2 x water tanks (both connected to house)- Original 1800s-era granite home also on site- Stock yards- Possible access to Coliban Water rural supplyDisclaimer: 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.