

# 9 Marshmans Road, Wurdiboluc, Vic 3241

HF RICHARDSON

## Sold Acreage

Saturday, 29 June 2024

9 Marshmans Road, Wurdiboluc, Vic 3241

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 58 m2

Type: Acreage



Ken McDonald

0418524150

## Contact agent

Superbly positioned just south of Winchelsea, this highly desirable acreage property features a craftsman built 4 bedroom family homestead which offers a fantastic opportunity to secure an attractive 143 acre farm within close proximity to Geelong, the Surf Coast and the popular township of Winchelsea. Featuring a stunning kitchen with a 900mm gas cooktop and electric oven, a large butler's pantry ensuring a clutter-free kitchen, an expansive living and meals area complete with a feature stone wall with wood heater plus split system heating and cooling. An adjoining separate lounge area provides for an additional relaxation space and the home flows effortlessly from inside to out with an expansive outdoor entertaining area. Three spacious bedrooms with walk-in robes, including a luxurious master suite with a large walk-in robe and a stunning ensuite, a family bathroom, generous laundry, mud room/entry and a large study which could be used as a fourth bedroom. Excellent pastures and fencing set this property up for a wide variety of farming pursuits including equine, cattle, sheep, cropping and hay production. Other improvements include: - Town water connected- 3 phase power - 70,000 Lt rainwater tank- Shed - 2 open bays and 2 fully enclosed- Two car garage with direct house entry- Older style wool shed and sheep yards- 3 road frontages This is a truly remarkable opportunity to secure an expansive holding, perfectly situated just minutes from Winchelsea and within easy access to Waurin Ponds shopping, train station, Deakin University, Epworth Hospital, Surf Coast beaches, Geelong CBD and Melbourne CBD via the nearby ring road.