

# 195 Auvergne Road, Marnoo, VIC, 3387

**Elders** Real Estate

## Acreage Semi-rural For Sale

Wednesday, 25 September 2024

195 Auvergne Road, Marnoo, VIC, 3387

**Bedrooms:** 4

**Bathrooms:** 2

**Type:** Acreage Semi-rural



Ross Matthews

## **Beautifully Maintained Horse Property/Hobby Farm**

This substantial homestead and horse complex/hobby farm is situated on approximately 91 acres and features a very comfortable four bedroom period home and extensive outbuildings.

The home features an elegant entrance hall that provides access to the large family living area with wood heating and reverse cycle split system air conditioning. There is a dining area that is open to the living room and the kitchen. The country style kitchen has electric cooking and plenty of cupboard space for storage.

There are four bedroom, the main with built in robes, a separate study space and two bathrooms, one with a clawfoot bath, the other with a spacious shower, vanity unit and toilet. There is also an outdoor entertaining area, a storage room and a second toilet attached to the rear of the home.

There are vast outbuildings including a very impressive horse complex comprising eight 4m x 4m bays with reticulated water, feed room, tack room, veterinary crush and wash down bay. A 9m x 9m open front garage/machinery shed, a 16m x 10m storage shed/workshop, utility shed, bulk grain storage shed and a three stand shearing shed. There is a handy 1,150m all weather training track and seven day paddocks.

Water is taken care of with rainwater tanks with 70,000 litre capacity, GWM water connected and two dams.

All measurements and dimensions are approximate only.