

Address available on request, St Arnaud, Vic 3478



Lifestyle For Sale

Wednesday, 12 June 2024

Address available on request, St Arnaud, Vic 3478

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 36 m2

Type: Lifestyle



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\$670,000

Don't dream the dream, come and live the dream. 'Kentroy' is 89 acres of superbly arable land with a tree lined seasonal creek, a substantial three/four-bedroom home and excellent shedding with the bonus of an attached two-roomed office with a kitchen or great guest accommodation. If you are considering a lifestyle change with a list of requirements that include wide open space, enough land to run a few head of sheep or cattle, no visible neighbours but within an easy 15 minutes of a strong regional town, and of course a good home and great shedding, then you will find it hard to go past 'Kentroy'. The property is secluded but not isolated and is located in the regional farming area of Emu. The property boasts a substantial homestead that's flanked by wide protective verandahs on all sides extending into a fabulous undercover outdoor living area that features its own kitchen room with a full-size wood fired pizza oven in situ. The home comprises three bedrooms, all with built-in robes, and a good sized study or fourth bedroom. You will also find ceiling fans in all the bedrooms and the study. The expansive living areas take in a fabulous kitchen that features both solid combustion stove (with a water jacket) and electric cooking, along with a very large walk-in pantry, dishwasher and loads of bench space. You will love this kitchen that overlooks the dining area; a great space with room for your eight-seater table for sure. Adjacent to this area is the generous sized lounge room, another fabulous space that features a solid fuel heater large enough to heat the whole home comfortably, along with split system heat and cooling as well. The home has ducted evaporative cooling and all the bedrooms have ceiling fans. Year-round comfort is absolutely assured in the beautifully presented and comfortable home. The service areas of the home include a spacious family bathroom that has a large walk-in shower and vanity, with an adjacent separate toilet. The laundry/mud room is a generous space with excellent storage options and offers direct access out to the fabulous outdoor living areas. The entire home has large windows in every room ensuring that this is a light, bright and airy home. They notably allow for the enjoyment of the fabulous and uninterrupted views across the whole property including the seasonal and tree lined creek. An absolute haven for the birds and other wildlife; the peace and serenity here is palpable & absolutely sublime. Now let's talk about shedding, office space and possible guest accommodation. Yes, it's all here, the shed is 6m x 18m and extra high with a secure remote roller door at one end. Concrete floor, power and some shelving, this shed can only please those looking for secure storage for cars, tractor or caravan, and there's also plenty of room for a workshop. Adjoining the shed is a very functional three-roomed building, currently being used as guest accommodation with a kitchen, lounge and bedroom (no attached bathroom). Alternatively, this would make an excellent office space for a home-based business or possibly a hobby/sewing room - the choice is all yours. Car accommodation adjacent to the house is by way of two carports with room for four vehicles undercover. The entire property collectively is 89 acres, made up of four paddocks with the homestead yard securely and separately fenced. There're three dams and the seasonal creek that traverses the entire property. The land is arable and has been most recently used for running sheep, and prior to that, productive broad acreage cropping. Needless to say that the fences are in reasonable condition with vehicle gate access to all. The property is situated at the end of a no-through road in the area of Emu, known for a strong farming history, country hospitality and community support. Approximately 15 minutes from St Arnaud, 'Kentroy' enjoys seclusion but not isolation. Local services include RSD mail delivery, roadside waste collection and school bus service from the corner road. The GWM water pipeline runs through the area and access would most likely be available at a cost to be determined. The property is zoned 'Farm Zone' and cannot be subdivided. The home is serviced by mains power, abundant rainwater storage tanks and has septic tank in situ for sewerage waste. NBN wireless broadband is also available. Viewing of the property is by appointment only and the address of the property is available by contacting agent Lois De Jong. For more information or to arrange an appointment to view the property, contact Lois on 0413 175 087.