

132 Oloughlins Rd, Durham Lead, VIC, 3352



House For Sale

Friday, 16 August 2024

132 Oloughlins Rd, Durham Lead, VIC, 3352

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: House



Matthew Edwards

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Country Paradise With Incredible Views And River Frontage!

Situated just 5 minutes from Buninyong and 20 minutes from Ballarat CBD, this incredible property is ready for you to move in and enjoy.

- Set on approx. 22 acres and offering an immaculate Equine property with views, this historic home has the perfect mix of modern touches, charm, peace and privacy.
- Be greeted by the beauty of cottage gardens that envelop the house offering a variety of colours that change with the seasons.
- The home exudes a blend of period and modern charm. The Victorian bull-nosed homestead boasts period features including ceiling roses, antique timber ceilings, cathedral ceilings and ornate cornices.
- Comprising of three bedrooms and a study or 4th bedroom, separate dining space, country style kitchen and 2 living areas creating ample space.
- The master bedroom has an adult retreat area, WIR, ensuite and doors opening to the veranda and gardens.
- Entertainers are well catered for with an indoor bar and recreation room, as well as a BBQ area outside overlooking the pristine grounds.
- Pull up in the double carport, kick off the boots in the mud room and have access from there to the laundry and bathroom area.
- Witness amazing views of rolling hills, the picturesque dam provides ample water supply to animals in this paddock and is a beautiful place to take in the beauty of the property.
- Enjoy frontage to the Yarrowee River with rare water pumping rights allowing you to pump water for stock or agricultural purposes. A gravity-fed auto water system to troughs ensures your horses stay hydrated.
- Solar panels feed energy back to the grid, reducing your environmental footprint and energy costs and three large water tanks provide ample water for the house, ensuring a constant and reliable water supply.
- For the equine enthusiast – this property is perfect. There is a 60x20 arena, four expansive undulating horse paddocks, three of which feature 8x4 horse shelters, electrified double-site wire horse fencing and a dedicated horse shed with a large box is perfect for tending to injured or special-needs horses.
- Three sheds with electricity and two storage sheds provide ample space for all your equipment and tools. There is plenty of additional land available for building stables, float storage, or grazing sheep or cows, giving you room to expand your country pursuits.
- Please note: Access to the property is via Buninyong–Mt Mercer Rd and take the Huggins Rd turn off. Inspect by private appointment.