

**148 Jim Road, Newham, VIC, 3442**

**House For Sale**

Thursday, 10 October 2024



148 Jim Road, Newham, VIC, 3442

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**



Paul Keane

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## **Dryden's Run Only limited by your imagination**

Superbly located in the hamlet of Newham on the south-eastern mountain face of "The Jim-Jim" and sharing a boundary with renowned "Hanging Rock Winery", this family residence enjoys wonderful light filled, open living spaces, along with calming long views towards Mt Macedon and Camels Hump. The property offers the new owners with an opportunity to stamp their own imprimatur on the internal spaces.

Set on 40ha (100acs) with approx. 30% of open pasture that you could house some farm animals on, plant vines or investigate taking advantage of the ever increasing eco-tourism market (glamping, pods, tiny homes) in a region positioned within an easy hour's drive from Melbourne (STCA). The other 70% of the land is a mixture of natural habitat enjoyed by a plethora of native fauna (Kangaroos, Wallabies, Wombats & Echidnas. to name but a few plus an abundance of birdlife), stands of ancient gum trees, seasonal creek running through the "Jim-Jim Valley" on the property plus the hill directly behind the residence has an amazing rock formation that provides expansive views over Newham to Hanging Rock, Heskett and the Kerrie Valley and provides a wonderful spot for evening drinks with family, friends or work colleagues. The rear of the property is a marvellous privacy buffer with trails and tracks to explore.

The residence comprises a central family living zone with soaring cathedral ceilings and central open fire place, the comfortably appointed kitchen has a casual meals area and walk in pantry, there are 2 wings of accommodation with 2 bedrooms and ensuites at each end of the home. There's a Porte Cochere joining the home and the large laundry and storeroom. A large machinery shed (12m x 9m) with high roller doors, deep bore providing excellent water plus a 100,000lt Colourbond rainwater tank and pump.

"Dryden's Run" really is the ultimate lifestyle property within minutes drive to the larger townships of Woodend or Kyneton, alternatively take advantage of modern V/Line services to Southern Cross station or Bendigo.