

245 Howards Lane, Bromley, Vic 3472



Sold Other

Tuesday, 20 February 2024

245 Howards Lane, Bromley, Vic 3472

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 45 m2

Type: Other



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Contact agent

Thoughtfully established with no detail overlooked, this 113 acre property boasts an enviable variety of residential and shedding options. Featuring a modern four bedroom home and a separate fully functional dependent persons dwelling, a huge array of shedding and extensive water storage, 245 Howards Lane is a self-sufficient haven. The homestead is spacious with two large living areas, four bedrooms (main with walk through robe and ensuite), three sided wrap around verandah and a carport or covered outdoor living. Soaring cathedral ceilings crown the open plan kitchen/family/meals, which boasts a solid fuel heater, electric cooking appliances, large pantry, plenty of pot drawers and a dishwasher. Further living space is provided by a second living room, with two sets of double doors leading to the verandah on either side. Ducted refrigerated cooling is installed throughout the home. A self-contained dependent persons dwelling is located away from the main residence, fenced off privately, with a three bay machinery shed nearby. Impressive and expansive 6 bay machinery shed, with power and 5 open bays measuring 18.5m x 9m and one enclosed bay/workshop with concrete floor and power measuring 7.2m x 9m. Adjoining is an outstanding American Barn come entertaining studio or workshop, with mezzanine storage, functional kitchen and bathroom/laundry facilities. Further shedding is provided by way of a large chicken coop, and a fenced off shed suitable for varying types of smaller livestock including pigs or goats. Extensive water storage includes 170,800 litres of rainwater storage for domestic use and 23,600 litres of dam water for use in the ample vegetable garden, orchard, chicken coop and small stock shed. Four dams. Valuable additions to the property include an automatic diesel backup generator (7-10 KVA), an elevated 60 bag silo, fuel tanks with bowser, sheep yards and steel cattle yards with crush. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>