

85 Trewins Road, Tallygaroopna, VIC, 3634

House For Sale

Wednesday, 25 September 2024

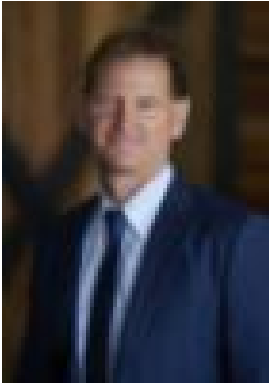
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Bedrooms: 4

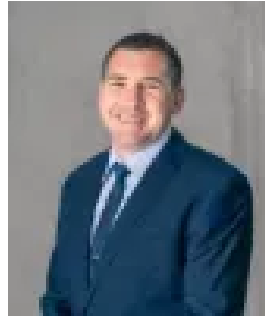
Bathrooms: 2

Parkings: 2

Type: House



Craig Mintern
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Simon Quarrell
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Once in a lifetime opportunity

Nestled amidst the tranquil beauty of Tallygaroopna, the exceptional acreage at 85 Trewins Road offers a unique blend of modern comfort and the bucolic charm of rural living. Set on a sprawling 50 acres, this property is an idyllic retreat for the aspiring hobby farmer or a family in search of space to flourish.

The acreage is meticulously organized for efficient irrigation with robust pipes and plug outlets, complemented by a GMW outlet and a generous supply of stock & domestic water. The farmland features high-quality soil types that support rich pastures and diverse farming practices. A central laneway provides easy access to the paddocks, which are bordered by sheltering tree lines, creating a picturesque and functional landscape.

Livestock management is made effortless with stock troughs peppered across the land, sturdy fencing partly electric approximately seven paddocks, and well-constructed steel cattle yards, complete with race and crush.

Two sizeable Telford-built sheds offer ample storage and workspace, while sustainability is addressed with a 5kw solar system.

The heart of this rural haven is a beautifully designed modern home, crafted by expert tradesmen. The master bedroom is an oasis of luxury, boasting a capacious walk-in robe and an elegant ensuite with a soothing spa bath that offers courtyard views. Three additional well-proportioned bedrooms, complete with built-in robes, provide ample space for family living.

Entertaining is a delight in the open-plan kitchen and living area, featuring a stone benchtop and high-quality appliances, which flows into a second living space and an enclosed area perfect for family gatherings. A well-appointed main bathroom and generous storage ensure practicality matches style. Climate control is seamless with a refrigerated ducted system and a split system in the master bedroom.

Completing this picture-perfect setting are low maintenance native gardens and sweeping views of the countryside. Only a stone's throw from the regional hub of Shepparton, 85 Trewins Road is a rare find, promising a lifestyle of peaceful privacy with all the modern amenities a property sure to captivate those who dream of the ultimate rural life without compromising on contemporary comforts.

Key Features include

- ☑ Soil Type: Highest quality Goulburn loam & Gupna loam for a range of farming ventures.
- ☑ Irrigation System: Efficiently laid out with pipes and plug outlets for optimal water distribution.
- ☑ Water Supply: Includes 1 GMW outlet with a 0.27 delivery share, providing 2 meg of stock and domestic water.
- ☑ Infrastructure:
 - o ☑ Stock troughs strategically placed throughout the property.
 - o ☑ Two Telford-built sheds with concrete floor and power:
 - ☑ Shed 1: 10m x 7m
 - ☑ Shed 2: 12m x 9m x 3.8m high
 - o ☑ 5kW solar system for sustainable energy.
- ☑ Fencing: Well-constructed, including electric fencing.
- ☑ Paddocks: Approximately 7 paddocks for livestock management.
- ☑ Cattle Facilities: Yards, race, and crush
- ☑ Access: Central laneway for easy movement between paddocks.
- ☑ Shelter: Good tree lines providing shade and shelter for cattle.

House Features:

- ☑ Design: Modern, architect-designed home crafted by quality tradesmen.
- ☑ Master Suite: Spacious with a large walk-in robe and a stylish ensuite featuring a shower and spa bath, overlooking the courtyard.
- ☑ Bedrooms: Three additional bedrooms with built-in robes
- ☑ Living Spaces:

- o? Open kitchen/living area with stone benchtops and quality appliances.
- o? Second living space with an enclosed entertaining area, perfect for family gatherings.
- ? Bathrooms: Well-appointed main bathroom with ample storage.
- ? Climate Control: Refrigerated ducted system for heating and cooling; split system in the master bedroom.
- ? Landscaping: Low-maintenance native gardens with a lovely outlook.