

**2353 Avenel-Longwood Road, Avenel, Vic 3664**



**Lifestyle For Sale**

Wednesday, 19 June 2024

2353 Avenel-Longwood Road, Avenel, Vic 3664

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 10**

**Area: 169 m2**

**Type: Lifestyle**



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## Sale by Deadline - Contact Agent

>> SALE BY DEADLINE - Ending Wednesday 24 July @ 4:00pm Nestled on the edge of Avenel's embrace lies 'Rhiwlas', a bespoke homestead boasting 169\* hectares (418\* acres) of gently undulating pasture. The Property Steeped in history of producing fine wool and beef, the land whispers tales of heritage, with a network of expansive paddocks, serene dams, and a fully equipped shearing shed that echoes with the spirit of the land. Ready for livestock agistment, the property includes cattle yards and enviable town water connection for further water security. 169\* hectares / 418\* acres split across 4 titles provides, with dual access from Avenel-Longwood Road and rear paddocks that abut the Hume Freeway, 'Rhiwlas' provides for a myriad of options for the astute purchaser.

- The 'Homestead Block' - A neat elevated single title of 47\* hectares / 116\* acres
- The 'Back Paddocks' - A combination of three titles totaling 122\* hectares / 301\* acres

The Residence The heart of Rhiwlas, a cozy 5-bedroom brick homestead exhibiting timeless architecture with expansive verandah and pergola overlooking a tennis court set in easily maintained gardens with flowing verdant lawns all of which are serviced by an excellent watering system. The Residence Built in 1974, is nestled discreetly behind a low-lying ridgeline which not only provides a high level of privacy, it also assists in protection from the elements. This immaculately presented five-bedroom home features an open plan with terracotta tiles throughout the living space and carpet in the bedrooms. The sitting room has a floor to ceiling glass paneled wall which opens out to an easterly facing, tranquil space under an extensive pergola which is the perfect location for morning time. "Cup of tea anyone perhaps a latte"? The master bedroom with WIR includes an ensuite. Four additional bedrooms completes the accommodation and a second bathroom services guests and family members. The kitchen living room features timber benchtops, electric cooktop, oven and pantry and is tiled throughout and has subfloor heating an open fireplace and a split system. Water Security The property is connected to town water, has 4 large dams, and there is an irrigation system around the residence. The region typically benefits from 610mm\* annual rainfall. The Location Avenel train station - 2 km\* Seymour PO - 23km\* Shepparton - 65km\* Melbourne CBD - 130km\* Only 2km\* from Avenel train station, Rhiwlas benefits from the township's growth, Hume Freeway frontage to the rear of the property and adjacent to an approved 600\* acre development site with rural residential zoning. List of features:

- Open fireplaces in the Sitting room, Dining room and Living room / Kitchen
- Split system
- Subfloor Heating
- Al fresco / Pergola
- Office

Whether you're seeking a serene family retreat or a strategic development opportunity (STCA), Rhiwlas can fulfil those visions. Sale by Deadline ending Wednesday the 24th of July at 4:00pm. For further information or to arrange an inspection by appointment, please contact Brendan Woodley on 0419 544 364 or Jason Hellyer on 0403 043 571. #Farm #Farming #Cattle #Sheep #Horse #Horses #Avenel #Euroa #Seymour #Strathbogie #RegionalVictoria #RayWhite #RayWhiteGroup #RayWhiteRural