

477 Gurdies-St Helier Road, Woodleigh, Vic 3945

Lifestyle For Sale

Wednesday, 19 June 2024



477 Gurdies-St Helier Road, Woodleigh, Vic 3945

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 3 m2

Type: Lifestyle



Scott Andersen



Aminah Hart

0415256578

\$1,290,000

"Woodleigh Vale" is an attractive 10 acre (approx.) country lifestyle property set in the green rolling hills of highly sought-after Woodleigh. Currently set up for horses, the property is also ideal for hobby farming, livestock or horticulture/viticulture. The appealing 3-bedroom, 2-bathroom farm house features central open-plan living with cosy Coonara wood heater and split-system air conditioner. Two of the three bedrooms also have their own split-systems. A full-width covered verandah is an ideal bbq deck. Outdoors the property epitomises coveted country living with a viewing platform looking across to Western Port bay and beyond and a firepit area with views across the farm's paddocks. Horse facilities include 9 paddocks with extensive shelter trees and laneways, 3 day yards, a roundyard, 2 large stables, feedroom/hay shed, 20' lock-up tackroom with saddle and bridle racks and horsewash area. There are two road frontages to "Woodleigh Vale" with three entrances, plus stockyards with loading ramp and a large machinery shed with a workshop area. Nothing needs to be done to this property other than move in and enjoy the picturesque surroundings and serenity. Call Scott Andersen on 0409785846 to book your private inspection today! **DUE DILIGENCE CHECKLIST** When purchasing property we recommend you review the CAV Due Diligence Checklist. Visit: <http://www.consumer.vic.gov.au/duediligencechecklist> Property information contained herein is provided by the property's vendor/s. Andersen Property Specialists cannot guarantee its accuracy and encourages buyers to carry out their own due diligence.