

80 Inglis Lane, Mirboo North, Vic 3871

&

Lifestyle For Sale

Saturday, 29 June 2024

80 Inglis Lane, Mirboo North, Vic 3871

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 129 m2

Type: Lifestyle



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Bec Cook

\$2,990,000

Stockdale & Leggo Mirboo North are proud to present to the market for the first time in 80 years - 'Warraving' at 80 Inglis Lane, Mirboo North. Ideally positioned at the end of a quiet no through road, just minutes from the thriving township of Mirboo North, this lovingly maintained and original homestead built in 1904, sits privately nestled on 319 acres of productive pasture (consisting of three titles) amidst prime farming properties. Title 1: 179 acres Title 2: 100 acres Title 3: 40 acres THE LAND The land's topography is primarily characterised by undulating, rolling hills with some steeper areas and gullies. Accessed via an established laneway, the property is fenced into 19 paddocks; predominantly featuring highly productive grey soil, complimented by rich red soil towards the Southern boundary. This working farm is situated in a secure and reliable high rainfall (40 inch) location, providing year-round growth and good carrying capacity. Water is plentiful with over 15 dams (many spring-fed) and a reticulation system to troughs, ensuring there is water to all paddocks. THE INFRASTRUCTURE • Double garage with concrete floor and power • Solid stockyards, with a loading race & crush • Open bay machinery shed 15m x 7.4m with lean to for wood storage • Shed 22m x 4.7m • Original shearing shed with 3 phase power • Fully lined workshop / shed with concrete floor and 2 phase power • Two hay sheds THE HOMESTEAD On arrival, the charms of yesteryear will take your breath away as you step inside from the protected wrap around verandah to the grand central hallway displaying decorative cornice and soaring ceilings with the original pressed metal detailing. Accompanied by a stunning archway, these striking period features continue into the expansive formal lounge with open fireplace. Across the hall, an open-plan layout seamlessly connects the country-style kitchen to the living and dining areas, displaying an electric oven, induction stove top, dishwasher, generous bench space and an expansive walk-in pantry, perfect for modern living. Heating and cooling have been well considered, with the provision of a wood fire and split system, ensuring year-round comfort, whilst large windows frame the idyllic outlook over the garden and rolling hills and allow natural light to flood the space. Surrounded by vibrant gardens, the protected alfresco area opens seamlessly off the dining, providing the perfect area to relax with family and friends whilst soaking in your tranquil surrounds. Exuding warmth and homeliness, the home affords three spacious and character filled bedrooms with lush rural vistas (two with split systems). Fully renovated, the bathroom is centrally found, offering a luxurious walk-in shower, relaxing corner spa bath, modern vanity with stone benchtop, toilet and IXL tastic. Conveniently, the adjoining powder room and expansive laundry have recently been renovated to meet the needs of larger families. Positioned only a short drive to Mirboo North township, with school bus pick up at the end of the road, 45 min to the beaches of Inverloch and only a short 30 min drive to the gateway of East Gippsland this property offers opportunity in a tightly held farming area. Inspect via appointment with the selling agent to ensure you don't miss out on this complete farm package.