

825 Tames Road, Strathbogie, Vic 3666



Lifestyle For Sale

Monday, 8 July 2024

825 Tames Road, Strathbogie, Vic 3666

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 36 m2

Type: Lifestyle



Colin Broughton
0428570780



Bec Gilliland
0429376652

\$940,000 - \$1,000,000

It's not every farm you walk onto that leaves you with the powerful sense of place that you feel when you drive through the gates of "Kanyaka". From the sculptural shapes of its granite boulders that stand amongst its 90 acres of rich granitic soils, to the clear blue water of its five spring fed dams it's a unique, almost spiritual, place. Five paddocks, all with water run down and across the Bridge Creek, which has water you can drink. This in turn is fed by two smaller springs that originate from the sides of the majestic north facing rise on which the house and garden are set. With views to Mt Piper, the three bedroom brick house has perfect northern orientation, roses and lawn to the front and fig, pear, apple and berry trees around the back. To one side of the front garden a large boulder, provides a bird's eye look out over the property and beyond. The kitchen has an electric cook top and a large walk in pantry. A wood stove provides always on warmth that runs through the whole house, while the lounge has a large gas heater. There is a shower in the laundry as well as a bath in the bathroom. With a shearing shed, a four bay machinery shed, three bay work shop, wood shed, fuel tanks and cattle yards, the property has all the infrastructure to be run as a farm, or leased out and enjoyed as a lifestyle escape. Only 10 minutes from a quality coffee at the Strathbogie General Store and 25 minutes from the Hume Highway at Euroa "Kanyaka" is off the tourist trail, but only 2.5 drive to Melbourne, or 2 hours by train. This property is something of a time capsule. The owners raised a family here and it is being sold, intact and unmodified, just as they have lived in it for 46 years. Which, to us is part of the magic. "Kanyaka" represents a rare opportunity to acquire a solid house on sizeable acreage, in a prime location, with a lot of infrastructure at a reasonable price. A place with every natural asset, that can be enjoyed now, or with a bit of work, turned into an absolute show piece.