

993 McIntyres Crossing Road, Dunkeld, Vic 3294



Lifestyle For Sale

Sunday, 23 June 2024

993 McIntyres Crossing Road, Dunkeld, Vic 3294

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 35 m2

Type: Lifestyle



Leeson White

0448226579

EOI close Fri 26th July at 1pm

993 McIntyres Crossing Road, Dunkeld Area 35.04 Hectares / 86.58 Acres "Tecoma", Dunkeld is a delightfully charming and secluded country retreat at the foot of the Victoria Valley, southern end of the Grampians National Park. Situated 13kms north-west of Dunkeld and 28kms north-east of Hamilton in the Western Districts of Victoria with picturesque views of Mt Sturgeon, Mt Abrupt and Signal Peake. It is truly a wonderful property with an extensively renovated three-bedroom home. "Tecoma" with its authentic country charm is a spacious and immaculately presented property with captivating views and a sanctuary to relax and entertain. It presents buyers with the opportunity to enjoy their own quiet lifestyle. Currently running cattle, the owners have worked hard to develop the property which now includes 20 paddocks and extensive infrastructure. Home Comfortable light bright extensively renovated three-bedroom home is the gateway to a wonderful country setting. The open living, kitchen and dining areas open up onto an expansive timber floor veranda with natural rural views. Ideal for entertaining – drinks on the deck!! This modern Unicraft custom, quality kitchen is very functional with garden views and natural light. Complete with large island bench, the kitchen has a double sink, tiled splashbacks, 900mm Bosch electric oven & induction cooktop and a Fisher & Paykel double drawer dishwasher. The kitchen and walk-in pantry with natural light has wonderful cupboard and drawer space. The dining and living areas with wonderful rural views open up to an established garden and open farming paddocks. Each of the three bedrooms have quality wool carpets throughout and ceiling fans - two bedrooms with BIR's. The bathroom has a large bath, vanity with mirror, separate shower with exhaust. Two separate toilets – one next to the bathroom and the other next to the mud room. At the rear entrance to the house is a large mud room and laundry complete with large bench and cupboard spaces, drying rack and large woodbox – access from both inside and outside. The spacious office with quality, custom cabinetry and Fujitsu split system A/C has delightful views overlooking the garden with majestic views of the Grampians. The main living room also has Fujitsu split system A/C. The open living area is heated throughout with the Pacific Energy Alderlea t5 wood heater. The spacious garden has a wide range of fruit trees, raised garden beds, chicken coop complete with storage in the garden shed. On the northern side of the house is a double garage with concrete floor and power. House water is supplied via a 110,000 Colourbond tank captured off the house. The driveway has been extensively re-surfaced with new culverts installed. Farm and Improvements "Tecoma" is very well set up subdivided into 20 well fenced paddocks suitable for rotational grazing. Stockwater to each paddock is supplied via troughs or a dam. The property has 3-dams and a bore. Tank Water Over 40,000 litres via 2 concrete and 2 poly tanks supplies stock and garden water. Fencing A local contractor has been engaged to complete new fencing. Electric fencing is powered by a Gallagher M1200i series permanent energizer and Gallagher portable energizers. Cattle Yards Arrowquip cattle yards including Budflow, a Q-crush and an adjustable loading ramp. Importantly this is designed with cattle free zone for safety. The yards can hold up to 30 head (approximately) at one time. Solar Panels There are 27 panels with a 5kw SMA Sonny Boy inverter. Other Improvements include a 2-stand shearing shed, hay shed and small machinery sheds. Rainfall Average Annual rainfall is 616mm per Annum (24.64 Inches). The nearest weather station is Hamilton Airport 13.5kms in a south west direction. Soil type Mainly heavier loams. Paddocks and Fertiliser History Multispecies winter crops were sown in 2022 & 2023 with organic fertilizers being added as required. Contour: Gently undulating with native sugar gums. The south coast is within an easy driving distance of the very popular Port Fairy 99km and the historic deep sea port of Portland 114km. The gateway to the Grampians Dunkeld is 13km south-east and Halls Gap is 78km to the northeast. The Coonawarra wine region is a 112km drive west to Penola, South Australia. Dunkeld is a charming tourist town with feature retail shopping, the Royal Mail Hotel, Old Dunkeld Bakery, Arboretum and bush walking tracks. Hamilton is a major regional hub with all major retail shopping and services including supermarkets, restaurants, cafes, rural supplies and a full suite of trade services for agriculture and farming. Hamilton is highly regarded and well respected for its educational institutions and offers both public and private schools equal to any in regional Australia. It is well regarded for its health and medical services including the Hamilton Base Hospital. Comments: "Tecoma" provides the perfect opportunity to acquire a private lifestyle property. Ideally suited with space and natural surroundings either as your own home, a weekend getaway or to operate your farming enterprise.