

# "Melbek Farm" 101 Markwells Road, Purnim, Vic 3278



## Sold Farmlet

Wednesday, 22 November 2023

"Melbek Farm" 101 Markwells Road, Purnim, Vic 3278

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 38 m2

Type: Farmlet



Penny Adamson  
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Nick Adamson

## Contact agent

"Melbek Farm" - Architect Designed Brilliance set on 95.87 Acres A striking north facing four bedroom architect designed home with stunning design features throughout is complete with a delightful landscaped easy care garden setting. Enjoy extensive indoor/ outdoor north facing living with double glazed glass expanses framing relaxing garden and rural aspects perfectly from every room. A brilliant family kitchen complete with quality Miele appliances has stylish open plan dining with glass sliders to deck and is complimented with a huge walk in chefs pantry. The home comprises four exceptionally styled bedrooms, the master complete with en suite bathroom and well sized walk in robes and a second separate spacious sitting room. The main living room flows from a formal entrance foyer and is complete with slow combustion wood heater flowing to outdoor deck area through feature timber framed glass sliders. The homes hydronic heating, split system and double glazing ensures year round comfort. Set on 95.87 Acres which has extremely fertile and productive soil types with excellent pasture renovation history and impressive stock carrying capacity. Subdivided into 12 main paddocks with 3 stud stock/horse paddocks. Improvements include: Substantial shedding: double garage/shed with work shop 7.5m x 12m, woodshed/tack shed 7.5m x 3m and 3 bay feed shed 11.5m x 5.5m and Steel cattle yards with crush and loading ramp and all weather access. Substantial water includes Bore on property and substantial fresh water tank storage. Outstanding Lifestyle property with an income on Warrnambool's Fringe - 15km Warrnambool For Sale By Expression of Interest Closing 7th July 2023 at 12pm if not sold prior. Vendor Statement, EOI Form and Property briefing documents available upon request. Contact Exclusive Selling Agents: Penny Adamson - 0407600767 Nick Adamson - 0418571589 Will Lord - 0434239772