

1391 Whinfield Road, Bamawm, VIC, 3561



Other For Sale

Friday, 30 August 2024

1391 Whinfield Road, Bamawm, VIC, 3561

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Other



Luke Ryan

133 ACRE FARM - QUALITY HOME AND SHEDDING

Nestled between the thriving towns of Echuca (28 km), Rochester (25 km) and only 6km from Lockington, this expansive rural farm offers the chance to live the perfect rural lifestyle. Set on approx. 133 acres, this property is a rare find, providing the ultimate rural lifestyle with modern comforts. The home is very well maintained 3BR plus office/4th BR Brick Veneer home surrounded by beautiful lawns and gardens. The outdoor living area is an entertainers dream with it's fully enclosed windows allowing use all year round. Home is set well back off the road providing plenty of privacy. Shedding is excellent with a 12m by 12m barn style shed/workshop with concrete floor and power, as well as various other shedding.

40 acres of lasered land with Padman outlets. Balance of farm has a farm plan if further irrigation development is sought. Excellent history of cereal winter cropping program over a long period of time will see the soil in excellent condition and highly productive.

The heart of this property is a stunning three-bedroom, two-bathroom brick veneer family home, designed for both comfort and practicality.

The spacious residence features:

- Spacious Living Areas: A large kitchen with timber cabinetry, electric cook-top, wall oven, dishwasher, and lino flooring. The adjacent dining area is perfect for family meals.
- Formal Dining Room: With carpet and ceiling fan, ideal for hosting gatherings.
- Two Lounge Areas: A tiled floor lounge room with a wood heater, and a formal lounge room, carpeted with ceiling fan and an exposed brick feature wall, perfect kids playroom adjoining the kitchen.
- Bedrooms: Three generously sized bedrooms, each with carpet and ceiling fans. Two bedrooms include built-in robes, while the master suite offers an ensuite, walk-through robe, and split system.
- Additional Room: A versatile study that could easily serve as a fourth bedroom.
- Climate Control: Ducted reverse cycle heating and cooling throughout, complimented by ceiling fans in bedrooms and living areas. Quality drapes and blinds throughout the home.
- Entertainment area: Huge area, fully enclosed with concreted floor, evaporative cooling, ceiling fans, blinds, and outside awnings for year-round enjoyment. Fantastic space for large family gatherings or celebrations.
- New Roof & Spouting (2022): Ensuring durability and peace of mind.
- Solar Power: 40 solar panels installed to reduce energy costs.

Outbuildings and Storage:

- A large 12m x 12m barn-style shed capable of housing up to 4 vehicles plus a caravan or boat and workshop space, with a loft for additional storage.
- Rainwater Storage: 80,000 litres for house use.
- Bore Water Storage: 60,000 litres, treated by a desalination plant for watering of gardens and lawns via an automatic sprinkler system set on timers.

Land and Irrigation:

- Lasered Land: 40 acres of lasered land, ideal for various agricultural uses. Remaining 93 acres currently dry land farming with farm plan for irrigation development.
- Irrigation Water: GMW outlet, 123 meg drainage licence, and 2 metered pumps on drainage channel.
- Modern farming practices over a long period of time and good management of land will ensure this farm is highly productive. Currently sown to Wheat in a winter cropping rotation.

For more details on this first-rate property, or to schedule a private inspection, please contact Luke Ryan on 0438 841 127.