

1120 Princes Highway, Mount Moriac, VIC, 3240



Rural For Sale

Wednesday, 25 September 2024

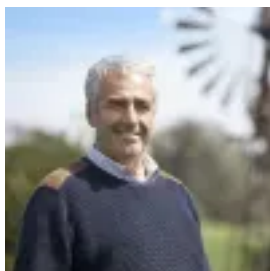
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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Peter Lindeman

Well Appointed Equine Lifestyle Property

Nestled back from the road, along a tree-lined driveway, this exceptional lifestyle property spans over 7.06 hectares - 17.44 acres approx, offering a rural retreat ideal for families, hobby farmers and equestrian enthusiasts. Surrounded by established gardens, the 1980s solid brick residence retains its original charm.

The floor plan provides four bedrooms with robes, including the master suite with walk-in robe and ensuite. The expansive living area features a cosy lounge adjoining a formal dining room, complete with bar. The kitchen and living areas connect to the alfresco with an outdoor fireplace. Warmed by a Falkirk wood stove in the kitchen and an open fire and slow combustion wood heaters in the living areas ensuring the home remains warm and inviting throughout the winter months.

The property features extensive infrastructure, including a large machinery shed. For equestrian lovers, the property includes three brick stables with an attached carport and workshop space, six paddocks, three with horse shelters. Two dams and three 31,500 litre water tanks ensure a reliable water supply.

Located close to the Mount Moriac Hotel and five minutes from Moriac, with its general store, primary school, and sports facilities, this property offers easy access to modern conveniences. Waurn Ponds shopping and entertainment precinct is only a 10 minute drive, while Geelong's CBD and the stunning Surf Coast beaches are within a 25-minute drive and Melbourne is around an hour away.

Land size 70,591 sqm / 17.44 ac / 7.04 ha (approx.).