

# 189 River Connection Road, Willow Grove, Vic 3825



## Sold Lifestyle

Friday, 29 September 2023

189 River Connection Road, Willow Grove, Vic 3825

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Lifestyle**



Alan Steenholdt

0356234744

## Contact agent

Located in picturesque Willow Grove, and with frontage to the Latrobe River, this idyllic 39 acre property and its homestead are steeped in history. Settled in the 1860's this former dairy property features undulating rich volcanic soils, subdivided into 17 paddocks and serviced by troughs and a 15 Megalitre water licence from the River. The original home has been extended and renovated over the years, but still retains pressed tin ceilings and open fireplaces in the original rooms. The home now offers 3 large bedrooms plus study, two generous lounge/living rooms and a country style kitchen with wood heater. 7m x 7m lock up colourbond garage, plus numerous machinery and farm sheds (including the disused dairy) provide heaps of storage/workshop space. A central laneway accesses the paddocks, with many shelter belts and tree plantations offering protection and shade while contributing to the aesthetic appeal and biodiversity. 2kms from boating, fishing & swimming at Blue Rock Lake, 3kms from Willow Grove Store & Pub and only 14 minutes drive from Trafalgar Rail Station & M1 Freeway. Held by the current owners for 43 years, this is a rare opportunity to secure a picture perfect lifestyle property in an enviable location.