

**205 Farrells Road, Warrion, VIC, 3249**

**Rural For Sale**

Wednesday, 18 September 2024

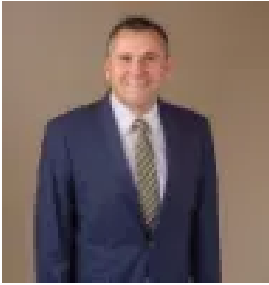


205 Farrells Road, Warrion, VIC, 3249

**Bedrooms: 5**

**Bathrooms: 1**

**Type: Rural**



Troy Kincaid  
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Leanne Witcombe

## **Chance to own this unique and character-filled estate**

Introducing "Balintore House" – Nestled within Australia's captivating Lake district, this enchanting property boasts a 19th Century Manor homestead exuding timeless charm just a short 16-minute drive from Colac on the outskirts of Warrion. This remarkable estate offers a tranquil rural lifestyle, complete with a spacious 5-bedroom home, ample shedding, and an array of desirable features.

The homestead, built on a foundation of cut bluestone, showcases its original architecture while seamlessly incorporating modern sustainable features. With 12 beautifully appointed rooms and a cellar, this residence offers a perfect blend of historic elegance and contemporary comfort.

As you approach Balintore House, you'll be greeted by the serenity of its secluded trees and well-maintained gardens, spread across an expansive 38 acres of fertile volcanic soil. This land presents tremendous opportunities for horticultural pursuits, creating a harmonious blend of natural beauty and agricultural potential.

One of the standout features of Balintore House is its integration of solar panels, harnessing the power of the Australian sun to provide sustainable and cost-effective energy solutions. This forward-thinking approach ensures not only a reduced carbon footprint but also significant savings on energy expenses. Additionally, the property is connected to the town water supply, guaranteeing a reliable water source for everyday use.

The property also includes ten outbuildings, each serving a specific purpose. Among these structures are a spacious hay shed, a well-equipped workshop, a silo for grain storage, and practical stock yards. These additions provide ample space for storage, projects, and agricultural endeavours, making Balintore House an ideal setting for those seeking a self-sufficient lifestyle.

Balintore House is thoughtfully divided into nine well-fenced paddocks, ensuring efficient land management and facilitating livestock rearing or equestrian pursuits. With water troughs strategically placed throughout the property, both convenience and care for the animals are prioritized. Additionally, the estate features a spring-fed dam and boreholes, providing a reliable water supply for the land's various needs.

The estate's ambiance is further enhanced by a private treed entrance, welcoming residents and guests to an oasis of tranquility. Whether you're relaxing in the shade of the towering trees or exploring the natural wonders of the Lake district, Balintore House offers an idyllic retreat from the fast-paced world.

Don't miss this rare opportunity to own a piece of Australian history while embracing sustainable living in a captivating lakeside location. Balintore House invites you to experience the perfect fusion of historical grandeur, modern comforts, and a connection to nature.

Please call Troy Kincaid to book your private inspection 0417 312 781