

49 Whitehorse Gully Road, Rowsley, Vic 3340

Farmlet For Sale

Wednesday, 29 November 2023

Stockdale & Leggo

49 Whitehorse Gully Road, Rowsley, Vic 3340

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: Farmlet



Kylie Thomas
0427336098



Mark Shelly
0418518862

\$985,000 - \$1,035,000

Nestled amidst the tranquil beauty of 7 acres, this charming older-style residence offers a captivating blend of rustic charm and modern conveniences. Step inside the main house and be greeted by an open plan living, dining, and kitchen area, bathed in natural light from the expansive windows. Carpets underfoot provide warmth and comfort, while the tiled kitchen with a 900mm stand-alone gas oven and stove, bathroom, laundry, and toilet exude a sense of sleekness and sophistication. Ducted gas heating, split system air conditioning, and a cozy woodfire ensure year-round comfort. The master bedroom boasts a luxurious walk-in robe and shares access to the bathroom, while the second bedroom features open built-in robes and direct access to the veranda. A separate bungalow/studio provides flexible accommodation options with two bedrooms, a storage room, a living area, and a bathroom. This versatile space could serve as a guest house, a home office, or a recreational retreat. The property's crowning jewel is the expansive outdoor living area, seamlessly blending indoor and outdoor living. A decked patio area separates the main house from the veranda, which wraps around the home, offering stunning views of the surrounding landscape. Entertain guests in style amidst the picturesque garden, where a vibrant pergola stands as the centrepiece, surrounded by a symphony of colourful flowers. A BBQ area off to the side, provides the perfect setting for outside dining. Nurture your passion for gardening in the large vegetable garden, where you can cultivate an abundance of fresh produce throughout the seasons. With 4.3 usable acres surrounded by rabbit-proof fencing and an additional 2.7 acres on a 99-year lease, this property provides ample space for outdoor pursuits and livestock. A cattle ramp, four horse stables (currently converted into storage but easily reconverted), a large garage with car parking, and four water tanks (one dedicated to the garden) further enhance the property's functionality. Eco-conscious residents will appreciate the presence of solar panels and LPG tanks for gas, ensuring sustainable living. Satellite NBN ensures seamless connectivity, while a garden shed provides ample storage for outdoor tools and equipment. This exceptional property presents a unique opportunity to embrace a tranquil lifestyle while enjoying the convenience of modern amenities. With its captivating blend of rustic charm, versatile accommodation options, expansive outdoor living areas, and picturesque gardens, this property is sure to appeal to those seeking a harmonious balance between nature and modern living.