

**64 Crameri Lane, Neilborough, VIC, 3570**



**Rural For Sale**

Wednesday, 18 September 2024

64 Crameri Lane, Neilborough, VIC, 3570

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**

## RURAL PARADISE

TURNKEY FARMING AND GRAZING OPPORTUNITY IN GREATER BENDIGO BORDERING NORTH HUNTLY 3551  
94. ACRES 38.13 HECTARES

HORSES SHEEP FODDER LIFESTYLE - FARMLLET

Nestled in the serene landscapes of Greater Bendigo, this 94.2-acre (38.13 hectares) property epitomizes the quintessential rural lifestyle, offering a seamless blend of mixed farming and grazing opportunities.

Boasting a meticulously planned layout, the property features a minimum of 17 paddocks, ensuring efficient rotational grazing practices and optimal land management. Three paddocks are equipped with freestanding shelters, providing essential refuge for livestock. Abundant trees dot the landscape, enhancing both aesthetic appeal and environmental sustainability.

For equine enthusiasts, the property offers dedicated infrastructure, including solar electric fencing and laneways, catering to the needs of horses. Approx 10 hectars sewn to dry land lucerne. Additionally, a robust foaling yard or sick bay, complete with chicken wire and steel frame, underscores the property's suitability for equestrian endeavours. The current owner also successfully operated a small sheep enterprise on the premises. Property has 2 x mesh dog yards with kennels. Earn additional income by agisting resting or foaling down Thoroughbreds, Standardbreds or Show Horses. Run your own Sheep or cattle to sell or for your own use. Grow your own fodder and sell the rest. Possibilities are endless. The residential aspect of the property is equally impressive, with a comfortable brick veneer home featuring modern amenities. The spacious layout encompasses four bedrooms, including a master bedroom with ensuite and walk-in robe, two living areas, and a well-appointed kitchen with new appliances and ample storage. Climate control is ensured through reverse cycle air conditioners, evaporative cooling, and a free-standing wood heater, guaranteeing year-round comfort. Outdoor living is embraced with a vast entertainment area, ideal for gatherings or quiet relaxation. Energy efficiency is prioritized with 26 solar panels and a 5kW inverter, reducing reliance on external power sources. Essential farm infrastructure includes a vinculum shed 16m x 9m x 4.2m high with 3 stables, feed shed, or hot wash shed with its water and hot water supply pump. There's also a second Vinculum shed 9m x 6m with a concrete floor, power, and 2 roller doors. Water needs are met with 31,500-liter tanks supplying the house, while all paddocks are watered from dams.

In summary, this meticulously maintained property presents an idyllic haven for those seeking a harmonious blend of rural living and agricultural productivity, offering a seamless transition into a fulfilling lifestyle amidst the picturesque landscapes of Greater Bendigo.

NOTE: A list of house hold goods and farm equipment is available by negotiation if required. Obtain list by calling Grant Daniell 0427495435