

**77 Tonkin Road, Labertouche, Vic 3816**

**Sold Lifestyle**

Monday, 22 January 2024



77 Tonkin Road, Labertouche, Vic 3816

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 16 m2**

**Type: Lifestyle**



Alan Steenholdt

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**\$1,900,000**

Featuring exceptional equine infrastructure and a fully renovated and extended residence, this approx 40 acre property offers the very best in rural living. Situated on a quiet no through road, there are 22 paddocks, all with water and loose boxes and/or shade trees. A full sized (20m x 60m) menage is adjoined by a 16 m round yard and a 11m x 9m lock up shed with laundry, tack room, feed shed and hitching rails. The jewel in the crown is the fully constructed 750m oval jog/canter track. The house is privately located 500m from the road, and has views over the property. A 9.8kw solar panels feeding a 13.5kw Tesla battery ensure this is not only a delightful home to live in, it is also energy efficient. Offering 4 bedrooms plus a study, a cosy separate lounge and a spacious open kitchen/dining/living area, featuring the galley kitchen with waterfall island benchtop, induction hotplates and a butlers pantry. Freestanding wood heater for warmth and ambience, plus 2 x r/c air cons for year round comfort. A 20m x 7m shed/workshop plus a double garage at the house provide plenty of vehicle storage space. With Gypsy Creek running through the property, the owners have also created a picturesque bridle/walking trail along the creek. Located 9kms from the M1 freeway and 14kms from Drouin. An inspection is the best way to appreciate all that is on offer with this exceptionally well established and maintained property.