

Sold



89 Brownes Lane, Axedale



"Yalooka Farm" – Absolute Campaspe River Frontage

Land: 133 Acres

Situation: 'Yalooka Farm' enjoys absolute frontage to the Campaspe River and is located within the desirable community of Axedale, 20 minutes' drive from Bendigo and only 90 minutes Melbourne CBD. Axedale features the renowned Axedale Golf Club Est 1937 on the banks of the Campaspe River along with the historically significant Axedale Tavern that is a favourite with locals and tourists alike. Lake Eppalock is only 10 minutes' drive where recreational fishing and boating is popular. The district features picturesque topography and plentiful Australian native trees. Axedale has a very good primary school and bus services to Bendigo for residents and secondary school students.

Home: A very well thought through floorplan allows for true 'lifestyle' living to be enjoyed. Comprising six bedrooms along with three bathrooms the flexible floorplan can be utilized for the largest family or a smaller family who like to invite guests for extended stays. The floorplan would also lend itself to multi-generational living if desired with a wing of the home suitable for independent style living if desired. With neutral tones throughout, quality finishes and every extra imaginable the home is in perfect order throughout. An alfresco area looking across the garden toward the river is certainly a feature and will undoubtedly be the home of many a BBQ. Ducted heating & cooling throughout.

Outside: River frontage with established gums and established low maintenance gardens enjoy micro sprays creating a garden oasis around the home. Shedding is by way of a 17.5m x 7.5m x 3.8m shed complete with three phase power incorporating a workshop adjacent to the main home. Vehicle access is on formed roads and parking for guests is plentiful. Alongside the river a shed

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Price	SOLD
Property Type	Residential
Property ID	106
Land Area	133.00 ac

Agent Details

Scott McCormick - 0409 216 465

Office Details

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houses water sports equipment that can be used to explore the river when you're not swimming in the waterholes or cooking a BBQ on the riverbank.

Farm: Very well fenced and comprising 10 paddocks of varying sizes each with water supply and several dams. The options for livestock, horses or other agricultural pursuits are plentiful. 'Yalooka Farm' is a registered Boer goat stud and this operation can be continued if you desire.

Farm Stay: 'Yalooka Farm' is a popular farm stay enjoy quality patronage and provides supplementary income. All assistance will be given if you wish to continue this venture.

Agent Remarks: 'Yalooka Farm' is a one of those special properties that delivers on so many fronts. Whether it be the river frontage, the farming aspect, the options for further income or as a property with a beautiful home to enjoy life with the family. This has it all. Your further enquiry and inspection is most welcome.

Deadline Sale: Offers Close Wednesday 28th March 2018 (Unless Sold Prior)

Inspections: By appointment or as advertised

Agent: Scott McCormick 0409 216 465

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