

Under Contract



197 Sheridans Lane, Knowsley



## " Shinglehut Creek Farm "

PEACE & TRANQUILITY ONLY 20 MINUTES FROM BENDIGO & 80 MINUTES MELBOURNE

"Shinglehut Creek Farm" is a one of a kind, character filled home set on 100 magnificent acres. Set back 300m from the road, peacefulness is guaranteed. You cannot hear traffic or neighbours. Instead, listen to and watch nature in the surrounds.

The 4 bedroom Country Style home has cathedral ceilings with quality Tuscan look tiles and stunning, locally sourced red gum timber kitchen and vanity benchtops. The timeless kitchen with large gas cook-top and electric oven exudes warmth and charm, providing the perfect place to cook and move around in. The flowing interior of the open kitchen and dining, facilitates social interaction and flexible entertaining options, particularly when paired with the French doors that open out onto the veranda. The lounge has a large wood heater (in chimney) that produces a lovely warm ambience.

Electric panel heating is also provided in each bedroom. Refrigerated air conditioning in the main living areas ensures comfort is delivered in the warmer months.

The main bedroom has an ensuite, walk-in-robe and French doors that open up to a garden paradise. A tranquil place to sit with a morning coffee or to perhaps get lost in a book. An opportunity to take in and admire the smells, sights and sounds that this magical parcel presents. The low maintenance landscaping boasts a mix of fruit trees, natives and cottage plants that have withstood the

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**Price** \$580,000 - \$600,000

**Property Type** Residential

**Property ID** 98

**Land Area** 100 m2

### Agent Details

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### Office Details

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**McCORMICK & CO**

test of time. Celebrate each season with glowing colours and ever changing garden views.

Meander through and witness the surprising nooks with rustic seats, allowing you to truly experience the local flora and fauna.

The pathway will also take you to the raised vegetable plots, fenced off with age old timber and a rustic gateway.

To the back of the house yard is a fenced synthetic grass tennis court with an added practice wall.

There are three more bedrooms in the home, along with a separate studio that measures 9m X 5m. The studio has slate flooring with split system heating/cooling and has countless opportunities for use. The large room could suit as an art studio, teenage retreat, visitors accommodation or home office - perhaps you could envisage opening your own country style B&B. The 100 acres has three paddocks of undulating farmland with stunning views of Mt Ida, Mt Alexander, and Mount Camel. There are 2 dams and 2 rainwater storage tanks that hold 67,000 litres. The garage and extra shedding are ideal for car coverage or storage.

This property is ideally situated just off Mclvor Highway and within close proximity to the Heathcote gourmet food and wine district, Lake Eppalock and the new O'Keeffe bike riding trail. A school bus stop is located at the end of the street and Bendigo is only a 20 minute drive.

Melbourne is also within easy reach, only 1 hour 20mins away.

A wonderful, safe place to bring up a family with everything you could ask for in Country Style living.

Co-Agent: Glenn Rea 0429 027 220 McKean McGregor Real Estate & Livestock Bendigo & Surrounds.

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