







32 ACRES | TOP QUALITY PASTURE, CREEK FRONTAGE

32 acres with no adjoining neighbours? Walking distance to national park? This prime agricultural property has it all.

- 4 bedrooms plus study
- 2 bathrooms (including en suite)
- 2 toilets
- 27 m x 9 m shedding plus 12.5 m x 7 m hay shed (capable of holding 96 rolls)
- additional brick sheds / kennels
- fences that will outlast time itself (electrified with steel corner posts)

The brick veneer homestead, sheltered to the west by the Kinglake Ranges, holds gorgeous views of the valley to the east. You will be impressed by its modern kitchen, spacious lounge, double walk-in robes and renovated laundry. There is enormous

4 2 42 32.00ac

Price	SOLD for $1,500,000
Property Type	Residential
Property ID	395
Land Area	32.00 ac

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia
03 9730 2333

value in all the little features of this marvellous home, including internal access to the wood box for firewood, 10 KVA Hyundai generator with changeover switch, and gutter guard.

Features of the home include:
- double shower in en suite
- double walk-in robes
- Smeg oven and induction cook top
- custom cabinetry and soft-closing drawers
- double glazing
- 157,000 L of water storage
- 3 dams with gravity-fed troughs
- cattle crush with premium catcher

All water is gravity fed with great pressure, reducing reliance on electric pumps.

Heating and cooling:
- Austwood wood heating
- 8 kilowatt Mitsubishi reverse cycling air conditioning

The property is divided into 4 paddocks plus house block, with Captains Creek running along its north boundary.

Across 418 m2 of shedding, the brick kennels/utility shed, hay shed, and two carports, there is enough car accommodation for 40 cars. In addition, the property holds stock impeccably well, with a top-of-the-line cattle crush and catcher. The fencing is game-proof by design, stopping kangaroos and deer from penetrating, while the hot-line manages cattle within.

The property shares no common boundary, and is skirted by Burgan Track, which provides access to the numerous horse riding and bush walking trails of the Kinglake National Park.

It is difficult to contain the enormous pleasure that visiting this property provides in so many words. If you are looking for acreage in Glenburn with all the comforts, and the privacy of country living, then you simply must inspect.

Text 711CAPTAINS to 0448 820 022 for more information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than

pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.