







Glenelg Park 30 Acres in Tightly Held Area

4 2 8 121,421m2

Embark on a journey to discover a rural retreat that encapsulates the essence of peaceful living. With a house setback on a quiet road this sprawling 30-acre property in Woodstock beckons. Upon entering the property you are greeted with 400 year old River Red Gums dotted throughout the landscape providing a natural habitat for abundance of birdlife and kangaroos visiting daily.

The residence is a spacious 4 bedroom, 2 bathroom home approximately 36 squares under roof. Featuring Colonial style windows all around for extensive views over the garden and across the paddocks to the nearby hills of Mount Disappointment. Consisting of kitchen/meals area, family room, living room, formal lounge room, and full size laundry. Some of the many features include wood heating, open fireplace, reverse cycle heating/cooling air conditioner, and built-in robes including a walk-in robe in the master. If you're looking for a

Price	SOLD for $2,000,000
Property Type	Residential
Property ID	399
Land Area	121,421 m2

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hobby space or additional accommodation there is the bungalow/studio with power and 2 rooms perfect for teenagers retreat or recreational space.

The sandy-coloured brick veneer, with its wrap-around veranda on all sides, adds a touch of classic charm to the residence. Surrounded by nature's bounty, this property boasts a fully fenced expanse with three paddocks, making it perfect for livestock or those with a penchant for wide open spaces. Car accommodation comprises a 6m x 14.5m machinery shed with concrete base and power, a 4 car carport, large 8m x 9m hay and stable shed, secondary hay shed with stock feeder, wood shed, garden shed and various outbuildings.

The land is divided into 3 large paddocks fully fenced and includes electric fencing for stock, cattle crush and yard and high quality pasture. There are 3 dams, the main teeming with silver perch fish and yabbies, and also has a pump system, being a valuable resource for irrigation. Further water storage compromises 6 tanks with 3 pumps (recently serviced) and backup tank pump and hoses next to the house providing ample amount for stock and domestic use.

Close to home you find the Growling Frog Golf Course and Restaurant is only 5 minutes away, 20 minutes to the Northern Hospital and Marnong Estate, only 25 minutes to Westfield Plenty Valley and about an hour to Melbourne City Centre. Whether you dream of cultivating your own garden or gazing at the stars from the veranda, this property promises a lifestyle that embraces the tranquillity of rural living.

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