

SOLD



36 Burns Road, Glenburn



## 25 ACRES FULLY EQUIPPED EQUESTRIAN FARM

Welcome to a fully equipped 25 acre horse property in picturesque Glenburn, offering an enormous range of features – hands down the best value pound for pound in the district.

The renovated 3 bedroom, 1 bathroom homestead is heated and cooled with 3 split systems, evaporative cooling, and Scandia wood heater. Additionally there is 3 phase power connected with generator input.

Equestrian facilities:

- 65 m x 35 m all-purpose arena fully enclosed
- Over 12 secure paddocks
- concrete-floored stables with 3 boxes and 1 tie-up bay
- wash bay with hot wash
- lockable tack room with feed storage
- 2 day yards with loose boxes and 25 m round yard

🏠 4 🚗 2 🌳 18 📏 97,267 m<sup>2</sup>

**Price** SOLD for  
\$1,140,000

**Property Type** Residential

**Property ID** 456

**Land Area** 97,267 m<sup>2</sup>

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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Further to the property's storage capacity, add a 9 m x 15 m Colorbond shed with 3 bays (1 concreted). There are 3 dams on the property, including 1 spring fed, ideal for watering stock and horses, in addition to the watering troughs, most automated. Lastly, the feed is top-class, with the property capable of yielding > 2,000 square bales and upwards of 200 round bales.

This property is at the top of many buyers' rural checklists. It goes without saying: get in while it lasts.

Text 36BURNS to 0448 820 022 for more information.

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