








# 25 ACRES FULLY EQUIPPED EQUESTRIAN FARM

4 2 18 97,267m2

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

| | |
|---|---|
| **Price** | SOLD for $1,140,000 |
| **Property Type** | Residential |
| **Property ID** | 456 |
| **Land Area** | 97,267 m2 |

**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

Integrity
Yarra Valley & Kinglake Ranges

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.

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.