

SOLD



3622 Whittlesea-Yea Road, Flowerdale

Integrity



## Avon Park: A Historic Charm on 5 Acres

Step back in time and embrace the charm of Avon Park, the original farmhouse of the street, dating back to the 1940s. Perfectly positioned on 5 acres with a dam, this property offers a mix of historic character and country living.

Flexible layout: 2 bedrooms plus study (or 3 bedrooms), 2 living areas, and a sunroom. 1 bathroom, 2 toilets (including an outdoor toilet). Partially re-stumped for enhanced stability. Kitchen meals area with a simple yet functional kitchen. Westinghouse 600mm electric oven & stovetop. Combustion oven and open walk-in pantry. Bathroom with an 870mm shower, small bath, and single vanity. Wood heater, pot belly stove, and Kelvinator box aircon for year-round comfort. Laundry with walk-through access to the bathroom. Ceiling height approx. 2.4m. Bonus spaces: A rumpus room and storage/tack room.

Equipped for rural living with 2 x 20,000L concrete tanks and a standard septic system. Double carport and storage. Large

3 1 6 20,360 m<sup>2</sup>

**Price** SOLD for  
\$655,000

**Property Type** Residential

**Property ID** 594

**Land Area** 20,360 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

8x13m tin shed on a concrete base, powered, with an attached 5m open shed featuring an open fireplace. Delightful mud brick cubby house, perfect for kids or creative uses. Suitable for horse lovers, with the land currently running 2 horses. Single-phase power.

The Property:

- Expansive 5 acres with diverse potential.
- 1 dam providing water for animals and gardens.
- A mix of usable land and shaded areas, ideal for various hobbies or farming endeavours.

Avon Park combines vintage character with modern essentials, offering a lifestyle of charm and practicality. Whether you're seeking a peaceful family haven, a hobby farm, or a unique project with rich history, this property is the perfect canvas.

Make Avon Park your own-contact us today to schedule a private inspection of this Flowerdale gem.

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.