

Modern Family Home - Trotting Track & Equestrian Haven - 42 acres approx.



84 Fraser Road, Goldie

\$1,475,000 - \$1,600,000

Welcome to Mary Contessa Lodge, an exquisite haven of country living nestled on a breathtaking 42-acre estate. This stunning property, just nine years young, offers a modern 4-bedroom residence perfect for those passionate about equestrian pursuits. Whether you're a horse trainer or rider, this estate provides unparalleled amenities to elevate your equine lifestyle.

Residence Highlights:

- 4-Bedroom, 2-Bathroom Home: Enjoy spacious living in a beautifully designed residence.
- Master Suite: Features a walk-in wardrobe and a spa-like ensuite.
- Functional Kitchen: Complete with a walk-in pantry, perfect for culinary enthusiasts.
- Inviting Living Spaces: Includes two split-system units for ultimate comfort.
- Stylish Bar Area: Ideal for entertaining guests.
- Ample Storage: With a dedicated storage house and convenient linen cupboard.

Property ID:	L28223190
Property Type:	House
Garages:	6
Land Area:	42.0 acres

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- 6-Car Garage: Equipped with water and electricity connections.
- Existing Dwelling: Perfect as a studio, home office or kids retreat.

#### Outdoor Amenities:

- Equestrian Paradise: Approximately 29 paddocks serviced by reliable bore water.
- Stable Complex: Featuring 5 stables, feed, and tack rooms.
- Fully Equipped Wash Bay: Convenient concrete wash bay and tacking up area.
- Water Supply: 5 water tanks with a 40,000 – 45,000 litre capacity and unlimited bore water.
- Ample Storage: Including a large woodshed and a sizeable chicken shed.
- Essential Farming Equipment: Comes with 2 Utes and an Oats Solo

#### Equestrian Facilities:

- Diverse Paddocks: Including 5 front paddocks, a stable paddock, and a paddock with a large dam and pump.
- Cattle Facilities: Paddock with steep cattle yards and a cattle ramp.
- 750m Harness Track: Designed for optimal training – in need of re-surfacing.
- Multiple Day Yards: Equipped with stables for convenience.
- 12 Track Area Paddocks: Various sizes with stables and donkey sheds.
- Efficient Laneways: Leading to back paddocks and cattle yards for easy access.

#### Land Features:

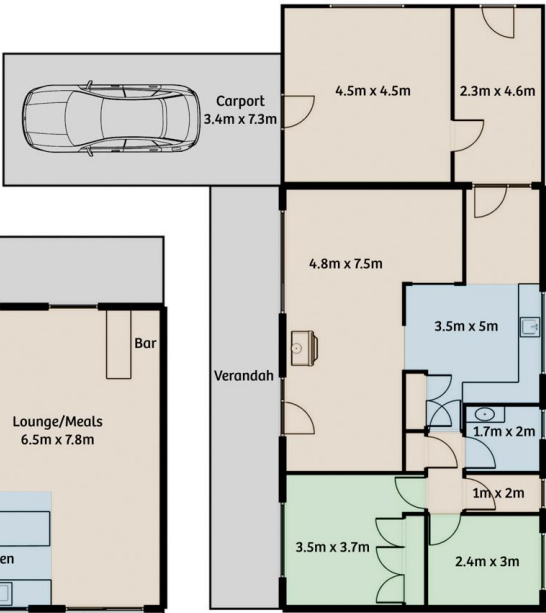
- Scenic Vistas: Thoughtfully planned paddocks extending to a picturesque three creek.
- Functional Layout: Well-structured laneways for easy navigation across the property.

Mary Contessa Lodge is the epitome of idyllic rural living, combining residential comforts with exceptional equestrian facilities. This rare property offers a harmonious blend of comfort, functionality, and the serene pleasures of countryside life.

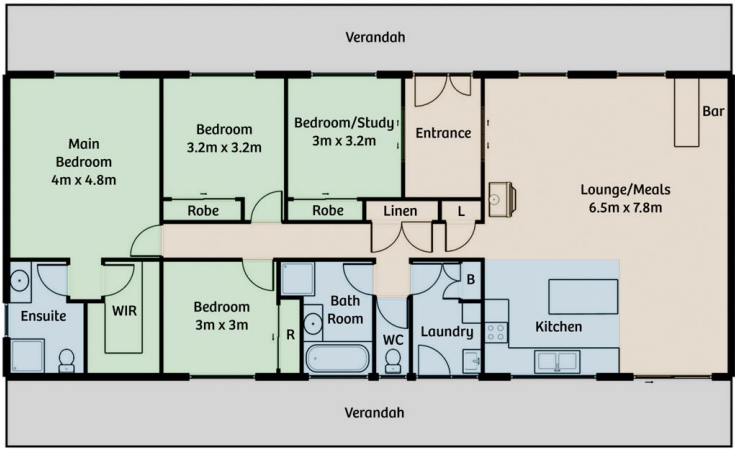
Don't miss this opportunity to make Mary Contessa Lodge your own private retreat.

84 Fraser Rd Goldie

Old Residence



New Residence



Disclaimer: Floor plan, measurements and appliances are approximate and are for illustrative purposes only.  
Please refer to draftsmans plans for accurate measurements.