



RANCH STYLE HOME ON 50 + acres (approx.)



5



2



6

99 McPhersons Lane, Mia Mia

Sold

This stunning 4/5 bedroom brick residence was built with family very much in mind. Everything is on a large scale and built to exacting standards.

Enter from the wrap-around verandah, through double doors to a foyer, with a coat cupboard. To the left is the formal lounge with superb outlook through extended bay windows.

To the right is the family room with COONARA. There are three large bedrooms on this wing, each with built-in wardrobes, a large family bathroom and separate WC. Also a laundry with store-room (large enough to be a mud-room).

Adjacent to the lounge is a dining area (36 sq metres), a spacious kitchen with abundant cupboards, an island bench, quality fittings and accoutrements (gas plates, electric oven), dual farmhouse sink and a walk-in pantry/store.

Through to the master bedroom with extended bay windows, a walk-in wardrobe/dressing room. A coat cupboard, an ensuite with dual vanity basins and a separate WC.

There is a 4 metre verandah across the back of the home, with ceiling fans which enhance this year-round external entertaining area.

Property ID:	L26900500
Property Type:	House
Garages:	6
Land Area:	19.13 hectares

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This home is of brick construction on a concrete slab. The large picture windows are double-glazed, the walls and 10 foot ceilings are insulated. All rooms have ceiling fans and have reverse cycle air-conditioning. There is an abundance of natural light and excellent views from all rooms.

There are water tanks (110,000litres), and an AQUAVIEW bore which pumps 25,000 litres per day. Also water can be pumped from the perennial creek with 880 meters of frontage accessible. There is a 3-phase generator connected to the house as a back-up power source.

There is also a 20 X 15 steel shed on concrete and with power. The 5 metre height has allowed a mezzanine to be built, with full bathroom and kitchen facilities.....this area would be an ideal retreat or office.

The property has 50 acres on title. There are another 16 acres (eleven with creek frontage and another five on land that is leased from the government for \$88.00... (yes, Eighty-eight dollars every FIVE years.)

This property is fully fenced.

It is 119 kms from Melbourne and 35 kms from Kyneton ,and the closest station. The area is served by buses.

This is considered part of the City of Greater Bendigo and is in the Shire of Mitchell.

This 65 acres would provide a wonderful lifestyle for someone who wants to just sit and look at the abundant native wild-life , particularly kookaburras and kangaroos, or for the farmer or horticulturist. The lush vegetation, excellent soil and abundant water would support cattle, sheep, alpacas or vine and orchard crops