





21.75 Acres - Perfect for Horse Enthusiasts  
- The Ideal Country Retreat



 4  2  2

2005 Kilmore-Lancefield Road, Lancefield

Sold

Property ID:	L28321560
Property Type:	House
Garages:	2
Land Area:	21.47 acres

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- Please note that if you are entering the address of this property into Google Maps or another GPS app, please enter 2005 Lancefield-Kilmore Road, Lancefield, VIC, 3435.

Representing an amazing opportunity to purchase a rural equestrian property offering extensive established infrastructure. Ideally suited to horse enthusiasts and those seeking a peaceful and tranquil, rural lifestyle within a stone's throw of the ever increasingly popular township of Lancefield with its country village feel and warm community culture. This very appealing property affords quality family living set amidst a serene country backdrop with picture perfect views in every direction upon a well maintained 21.75 acre land holding.

The property comprises;

- 21.75 acres (8.8 hectares) approx. with good pasture
- 12 well fenced paddocks, 11 horse shelters all with automatic refill water troughs
- Full sized 60 × 20 arena plus a round yard for equine training
- Well equipped stables featuring three-bay stable, tack room and feed room
- Excellent Horse Hot Wash facilities featuring the ability to be fully enclosed
- A well sized three bay hay shed and accommodation for machinery/ tractors
- Plenty of easy access for horse floats/ trucks adjoining the infrastructure
- Large and lofty 3-bay workshop/ shed attached to a double bay garage/ shed with great clearance, power and concreted.

Perfect for horse float storage or caravans

- Plentiful bore water plus three water tanks provide ample water supply

The property additionally features a recently renovated four-bedroom home with wrap-around verandah's combining spacious living and country charm with the recent upgrades making the property the perfect family home with charm and modern convenience.

Offering two generous light and bright living spaces affording stunning vistas from every window, with both areas connected by a smart and recently upgraded kitchen complete with plenty of storage, loads of bench space, quality appliances and all finished in stylish neutral tones. A long and sleek servery allows for easy family living and entertaining.

The four bedrooms are all spacious and offer abundant natural light, and additionally the main suite offers an appealing ensuite and walk-through robe space making for the ideal parents retreat. The fourth bedroom is a versatile space and is currently utilised as a study.

The home has been recently painted and is finished in smart and stylish tones and the entire property has a welcoming and relaxing feel that makes you feel instantly "at home".

