



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

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4



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6

## 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 functional 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 plus a wood fired heater for ultimate comfort.
- Stylish Bar Area: Ideal for entertaining guests.
- Ample Storage: With a dedicated storage house and convenient linen cupboard.

**Property ID:** L28379385

**Property Type:** House

**Garages:** 6

**Land Area:** 42.0 acres

### Jason Woodford-Smith

0478 000 441

jason.woodford-smith@kyneton.rh.com.au

- 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.

#### Disclaimer

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