

A FLORA and FAUNA paradise



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109 Scobles Road, Drummond

\$1,100,000 - \$1,200,000

Up the long, wide driveway with a stand of red waratahs to the left and a large dam to the right. This property looks toward Kangaroo Hill where the eagles glide from their eyries, hunting for small rodents in the lush pasture below. The fallow deer graze among the mature European trees and the robins, willy wagtails and wrens strut along the windowsills fascinated by their own reflections, oblivious to the fact that they are being observed through the double-glazed picture windows.

The home is totally charming, and although there is a front entrance through double French doors, like most country properties you enter from a verandah, through the mud room, which in this case is a welcoming foyer with space to leave your gumboots and hang up your dri-zabones. There is also plumbing, in case one requires another washing machine for horse rugs or dog blankets.

The very spacious lounge/living room has a coonara solid fuel heater, good quality latte coloured carpets, crisp white woodwork and an abundance of natural light with views south over your very own slice of Australian paradise.

The black-butt floating floor dining room could comfortably seat 8 and is served by a well-appointed galley-style kitchen with modern accoutrements and a large electric oven with gas hot-plates.

Property ID: L35099779

Property Type: House

Land Area: 24.5 acres

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The master bedroom is quite spacious and has a walk-in wardrobe and full ensuite. The second and third bedrooms are a good size with plenty of storage, good-quality carpets and lots of natural light through the large double-glazed windows.

The family bathroom is sparkling, with white subway tiles, a larger-than-usual bath, vanity basin, shower and a separate WC.

This is a truly lovely home.

Construction is of rendered Besser block...even internal walls are rendered block on a concrete slab. The roof is of gal-iron, truss framed and supports a solar hot water system with "back up" electricity. The heating in the house is from the Coonara, the master also has a split system air/con.

There is an excellent al/fresco outdoor entertaining area with a lovely enclosed area for the kids to play.

There is also a double garage and an attached shed.

Furthermore, there is a surprisingly spacious cottage with car access to its front door. Comprising a large sitting room, double bedroom, kitchen and bathroom – all well appointed and with lots of natural light. The large picture windows enhance the country views and the mature trees and cottage garden.

This gem of a cottage is beautifully positioned close enough to the main house for convenience, yet far enough away for total privacy. Whether you need some room for teenagers, guests, family, or extra income – this is a true asset that sets this property apart from the rest.

There are 7 paddocks with fantastic supply of fodder for any stock you wish to run, 4 dams in total with a pump and bore near the picturesque windmill. All on two titles and 24 acres approx.

This property has never been without water, even during years of drought, there has always been abundant water.

There are two further sheds, including a wood shed, hay shed and a mechanics workshop with concrete floor, power connected as well as 10 and 15amp circuits.

There is a fox-proof chicken run and a shed with generators (just in case of a power outage). Fruit trees and veggie gardens help sustain the farm lifestyle.

This whole package is wrapped up within good fencing and is situated in the much sought-after area of Drummond. Easy access to the townships of Kyneton, Woodend, Castlemaine, Daylesford and Malmsbury, each with excellent kindergartens and schools, and accessible by train to Bendigo or the CBD. A property with a price tag of \$1,200,000.

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