

SOLD



39 Wild Cherry Rd, Lockwood South



Amazing modern family home on 8.87 acres

- This magnificent family home presents the perfect opportunity for the family wanting a spacious modern family home on almost 9 acres of cleared land suitable for a range of purposes. The home has a versatile floor plan complemented by an outdoor entertaining space and high quality finishes; this property is designed to accommodate the living and entertaining requirements of modern family life. With almost 9 acres of cleared acreage the property is perfect for those wanting a quiet rural lifestyle on the land. The infrastructure on the property which includes extensive shedding/barn and inground pool is second to none. An outstanding property with many options for your family, the opportunities for your children or grand children are endless on a rural property such as this.
- Lovely rural farmlet on 8.87 acres with an outstanding modern four bedroom family home plus open plan kitchen/dining/family lounge, theatre room, store room, and

4 Beds 2 Baths 8 Cars 8.87 ac

Price	SOLD
Property Type	Residential
Property ID	886
Land Area	8.87 ac
Floor Area	562 m2

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**GAVIN
BUTLER**
REAL ESTATE

children's retreat for comfortable living with a beautiful outlook

- An impressive and refined design offering all the quality and style necessary to appeal to all families looking for that extra special family home
- Enter through the spacious entrance and you are greeted with a sleek, expansive, light filled interior that offers four bedrooms and a large open plan design
- With approximately 58.0 squares under roof every member of the family can find time to pursue their own interests at this luxurious home. The open plan offers three living areas which includes a large open plan kitchen/dining area, family room and formal lounge overlooking the sweeping landscape
- Four large bedrooms (doubles), master with two walk in robes and ensuite, three additional bedrooms have built in robes. Both bathrooms are brand new as is the amazing kitchen
- The new designer kitchen is very well appointed and features ample cupboard space, dishwasher and pantry, granite bench tops, smeg appliances, butler's walk in pantry with separate vegan oven
- With approximately 37.0 squares of living every member of the family can find time to pursue their own interests at this luxurious home. Some areas have the gorgeous renowned black butt flooring
- The outdoor alfresco with kitchen and living space is classy and overlooks the salt chlorinated in ground pool
- The property has semi - cleared acreage with ample tank water (132,000 ltrs) and the property is truly the best opportunity for the growing family wanting to live a rural lifestyle reasonably close to city conveniences
- The property is ideal for horses or sheep for the hobby farmer. Perfect opportunity to establish more fruit trees and to get the vegetable gardens going. There are currently established garden beds
- Front and rear verandahs all round to relax and enjoy the outlook over this beautiful rural property
- There is three phase heating and cooling zoned throughout the home plus three split systems reverse, two gas log fires for comfort all year round. The home has Cbus automated home control system which means complete control of your home via wall-mounted switches and touch screens
- The delightful pool area has its own impressive undercover

entertainment area

- Large dam (2 Meg) for stock feed and four rainwater tanks for household usage
- For the tradie there is an American barn (7m x 12m) and a large workshop (12 x 12), both with 3 phase power, high roller doors and ample space for six or more vehicles/caravan and a double carport. There is undercover parking for a minimal of eight vehicles
- Cleared acreage, perfect home and property for those with horses or other animals
- Services are ample tank water (4 x 33,000 litre tanks), 3 phase power and sewer treatment plant, solar power (15kw system)
- Magnificent opportunity for those wanting the open spaces and fresh country air
- Only twenty minutes into the CBD of Kangaroo Flat and a little further to central Bendigo

This lovely home and property presents a great opportunity for the family wishing to secure an affordable acreage property. It truly is the ultimate lifestyle property. Lockwood South is a very nice area and the property is only minutes to the Kangaroo Flat CBD and there is easy bus access for the children at school age. Yes you could move in immediately and enjoy what the property and home have to offer.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



Residence	- 344.59 m ²
Outdoor	- 35.78 m ²
Porch	- 1.81 m ²
Verandah	- 89.92 m ²
Garage	- 63.68 m ²
Ent. Area	- 27.00 m ²
Shed	- 144.00 m ²
Mezzanine	- 10.50 m ²
Barn	- 70.00 m ²
Carport	- 42.00 m ²
Total	- 829.28 m ²

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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