

SOLD



165 Old Murray Rd, Huntly



### Unique rural farmlet on 20.57 acres with town water!

- Yes a 20.57 acre rural property only 3km to all amenities of the township of Huntly.
- The property has town water which is an extremely rare utility to have with acreage in the Bendigo district
- Lovely family home offering 4 bedrooms and open plan kitchen/meals/family, formal dining and Separate lounge
- Kitchen has electric cooking, dishwasher, ample storage and walk in pantry
- Ideal property for the horse enthusiast, hobby farmer, - great property with cleared acreage ideal for hay cutting, agistment, running a few sheep etc
- Fabulous lifestyle property to escape the City life during these pandemic times - smell the fresh country air and let the children and grandchildren enjoy what a rural property has to offer
- Six paddocks all with town water and two with two shelters each. Six water troughs connected to mains water for ease of watering stock. Two paddocks are quite large with the smaller paddocks being day yards etc
- Salt chlorinated in ground pool registered and compliant and perfect for the children to have some fun
- Undercover entertainment areas paved and overlooking the pool, ideal for entertaining and the summer barbeques
- Two large sheds 12m x 6m & 14.8 x 7.8 machinery shed with concrete and power, two large water tanks
- Excellent fencing that is set up as electrified if required for the horse enthusiast
- Double carport at the home in addition to the shedding/workshops so ample undercover areas for vehicles or machinery
- Cleared acreage of 20.57 acres offering usage for many purposes whether it be hobby farming or lifestyle pursuits
- Features include bamboo flooring, bay windows, split systems for heating and

🛏 4 🚿 2 🚗 6 🏠 20.57 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	660
<b>Land Area</b>	20.57 ac
<b>Floor Area</b>	187 m2

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

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cooling, verandahs, crossbar windows, nice cornices, solid fuel heater, gas heater, mirrored robes

- This rural farmlet is very close to Huntly township and all amenities that Epsom and Bendigo have to offer
- Demand for acreage properties in the area is at the highest level it has ever been at!
- Directions: Travel through towards Huntly, turn left onto Leans Rd, turn right onto Pitt Street, continue along Old Murray Road

This lovely rural property is outstanding for the hobby farmer, horse trainers, greyhound trainers or those wanting a lifestyle property that is only minutes away from the hustle and bustle of Bendigo. It has become increasingly more difficult to secure a nice rural property that offers a cleared landscape ideal for the horses or other lifestyle pursuits. The property has a lovely four bedroom home with open plan living plus separate lounge that will appeal to all.

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