



45 Gilberts Rd, Yinnar South



## A Vivid Farmyard Charmer

This approximate 7 acre property catches the eye of the beholder in many ways.

At the entrance you are greeted with the stunning gardens that you can imagine royalty enjoying their picnic lunch under the shade of one of the many ornamental trees, or picking fresh fruits from the abundance of fruit trees.

Move into the home and you will feel all the comforts of an updated family home. Soft carpet, wood heater and split system moderate the open lounge and dining area with a large window that looks out onto the large decked area and continues on through to the gardens.

Naturally light galley kitchen with electric appliances, plenty of cupboards and walk in pantry.

The master bedroom has room for a king bed and comes with built in wardrobes, ceiling fan and a modern ensuite complete with a deep bath and ample storage.

The other two rooms both have built in robes and are serviced by the central bathroom combined with laundry.

Continue the journey outside and you will find the single garage converted into a bar and games room and boasting its own wood heater. There is a large freestanding carport next to the larger double plus size shed that is the perfect place to put your ride on lawnmower/boat/trailer/camper while still storing your car.

🛏 3 🌳 2 🚗 4 📏 7.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1965
<b>Land Area</b>	7.00 ac

### Agent Details

Tanya Megaw - 0477 012 710

### Office Details

Strzelecki Realty  
03 5127 1333



Strzelecki Realty

Water is never an issue with ample water tanks, access to the picturesque middle creek from the rear paddock, a dam and a small stream flowing through the property to the rear. Each paddock comes with a water trough for your cattle/sheep or horses to be kept well hydrated year round.

However, it doesn't stop there. This hobby farm keeps on giving with an enclosed chook pen, enclosed high fenced holding pen and cattle yards with lane way access to the rear paddocks.

If you are hearing tick, tick, tick, then you need to come and view in person at one of our many opens or private inspections. When it has everything you need it won't last long.

*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.*