

Sold



460 Goomalibee Rd, Benalla



## 460 GOOMALIBEE ROAD

THIS QUINTESSENTIAL AUSTRALIAN HOMESTEAD DESIGNED BY ARCHITECT JOHN PIZZEY, IS PERFECTLY SITED IN THE MIDDLE OF THE 6 HA BLOCK TO ENHANCE YOUR PRIVACY, WITH A NORTH FACING ASPECT.

THIS PROPERTY IS "LIFESTYLE CENTRAL". FROM FORMAL LIVING AND DINING TO OUTDOOR ENTERTAINING UNDER THE WYSTERIA COVERED PATIO AND THE GUSELLI POOL CLOSE BY.

INTERNAL FEATURES INCLUDE A SPACIOUS PRINCIPAL BEDROOM SUITE WITH EXTENSIVE WARDROBE SPACE AND ADJACENT STUDY CURRENTLY, BUT WHICH WOULD BE PERFECT AS A NURSERY.

THE FORMAL SITTING ROOM IS PARTITIONED BY A DOUBLE CHIMNEY WITH TWO OPEN FIRE PLACES. THE CATHEDRAL CEILINGS ARE CYPRESS PINE WITH RECYCLED OREGON BEAMS.

THE MODERN KITCHEN HAS ALL THE USUAL APPLIANCES AND IS OPEN TO THE FAMILY ROOM WITH EVERYDAY DINING AREA AND DIRECT ACCESS TO THE PATIO.

THE REMAINING BEDROOMS SUIT DOUBLE BEDS WITH CEILING FANS AND WARDROBES

🛏 3 🚿 2 🚗 7 📏 6.06ha

Price SOLD for \$695,000

Property Type Residential

Property ID 1034

Land Area 6.06 ha

### AGENT DETAILS

David MacKinnon - 0410556531

### OFFICE DETAILS

Benalla

0410556531

**BRR** Benalla Residential Rural  
Real Estate

AND ARE CLOSE TO THE MAIN BATHROOM. THROUGHOUT THE HOUSE THERE ARE FOUR REVERSE CYCLE AIR CONDITIONERS. WITH SIX FRENCH DOORS AND FOUR SINGLES LEADING TO THE VERANDAHS TO AID VENTILATION IN WARMER MONTHS. ZONED UNDER FLOOR HEATING THROUGHOUT.

WATER SUPPLY IS OUTSTANDING. THERE IS A LARGE DAM, ADJACENT 105 METRE DEEP BORE WITH STAINLESS STEEL BORE PUMP AND 5 WATER TANKS, CAPACITY 180,000LTS. THE RAIN WATER IS FILTERED AND UV TREATED.

WORKING IMPROVEMENTS ARE EXCEPTIONAL, INCLUDING AN AS NEW 9 X 24 METRE SHED, ALL DOORS 3 X 3 CLEARANCE AND REMOTES , 2 KW SOLAR POWER, DOUBLE CAR PORT WITH LOCKABLE STORAGE.

THERE ARE TWO PADDOCKS WITH AMPLE SHADE AND PARK LIKE ENTRANCE TO THE PROPERTY WHICH IS JUST 5.5 KS FROM CENTRAL BENALLA. WITH THE MORE THAN ADEQUATE WATER AVAILABLE THERE ARE TAPS SCATTERED FROM THE FRONT GATE TO ENCIRCLE THE HOUSE. THE LOCAL STOCK WATER SCHEME GOES THROUGH THE PROPERTY AND COULD BE AVAILABLE.

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