







'Wallangarra'

Lot 1 52.42 ha 129.5 acres approx. Vacant land
Lot 2 10.83 ha 26.76 acres approx.

'Wallangarra' is a superb rural holding on fringe of the increasingly popular town of Meredith.

The modern architect designed, and custom-built home is the centre point of the property, surrounded by low maintenance gardens. Reclaimed Baltic pine floorboards flow elegantly throughout the open plan kitchen, dining and living areas creating a sense of charm that has been thoughtfully enhanced with neutral colour tones and exceptional quality fittings throughout, including double glazed windows and a centrepiece Lacanche 5 burner French range.

Accommodation is elegant and spacious with the Master Bedroom having en suite and walk in robe along with two further spacious bedrooms along with spacious bathroom. A private upstairs area is suitable for a fourth bedroom or a work from home enterprise or a large studio/ living area complete with 2 x Juliette balconies.

A sweeping driveway lined with established Wallangarra white gums takes you to the home area that is fully landscaped and fenced to provide the ideal rural garden environment complete with vegetable garden and poultry run along with circular driveway for ease of vehicle movement.
The productive farm comprises of 10 paddocks, each well fenced and a laneway system for ease of stock movement and water to each paddock. Established trees provide natural shelter for stock.

4 2 8 156.00ac

Price	For Sale
Property Type	Residential
Property ID	109
Land Area	156.00 ac

Agent Details

Scott McCormick - 0409 216 465

Office Details

Toorak
Level 1, 459 Toorak Road Toorak VIC 3142 Australia
03 9296 2044

McCORMICK & CO

Shedding: Excellent shedding incorporating a raised board shearing shed and capacity to hold 300 sheep undercover is a feature. This shed will also service the buyer desiring extensive work shop space and undercover areas.

This a rare opportunity to purchase an exclusive and unique property combining the rural lifestyle while being just over half an hour from Geelong and Ballarat together with easy access to the Geelong ring road and Melbourne.
Whether as a whole or looking at the home block or vacant land to build your own country activities this property is difficult to look past or compare.

Inspections: By Appointment

Call : Scott McCormick 0409 216 465 or Ken McDonald 0418 524 150 (HF Rochardson & Co)

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