

Under Contract



Meredith



## '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.

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<b>Price</b>	For Sale
<b>Property Type</b>	Residential
<b>Property ID</b>	109
<b>Land Area</b>	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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