

56 Horneman Rd, Gisborne South







This is the One...

LAND SIZE: 10 Acres

SITUATION: Rob Roy is in the desirable community of Gisborne South. Gisborne South is a tightly held rural lifestyle location 9 minutes from Gisborne, 10 minutes from Sunbury, 30 minutes Melbourne Airport and 40 minutes Melbourne CBD. The district features picturesque topography, established trees and quality grazing country. Excellent schooling is in proximity.

HOME: An excellent functional floorplan allows for true 'lifestyle' living to be enjoyed. Comprising four bedrooms in total, the master bedroom features a walk-in robe and ensuite. Informal living and formal living areas compliment the floorplan as does the spacious kitchen dining area. Brick Veneer construction and in excellent order throughout.

LAND: 10 acres comprising 9 paddocks of varying sizes with excellent fencing. Large established trees are a feature as is the gentle undulation that allows excellent catchment of water into the dam and allows for maximum usage of the land. Suitable for any agricultural pursuit the land is rectangular in shape and can be accessed by any type of vehicle.

IMPROVEMENTS: 60m x 20m Riding Arena (washed river sand), 3 x Stables, 4 x Loose Boxes, Round Yard, Washing Bay and Sundry Shedding. BORE.

WATER: Catchment Dam, 3 x Water Tanks (approx 59,000 Litres in total) and BORE – excellent water quality.

AGENT REMARKS: 'Rob Roy' is a special property that delivers on many fronts. After 24 years of enjoyment and ownership our vendors are downsizing. Your enquiry and inspection is most welcome. All offers will be submitted for our

4 2 4 10.00ac

Price	For Sale By Offer
Property Type	Residential
Property ID	124
Land Area	10.00 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

vendors consideration.

Inspections: By appointment

Call: Scott McCormick 0409 216 465

* All email enquiries must include a phone number we can call you on.

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.