



Sold

186155 sq. m

552 Mackinnons Bridge Road, Noorat East

Live and breathe the rural lifestyle

Space, country air, opportunity to run livestock – and it's all set up for you.

Take off your boots and hang up your coat. Welcome to 552 MacKinnons Road, Noorat East. This 3-bedroom, two-living plus office/study, two-bathroom, huge laundry, double garage and plenty of storage on 46 acres approx. (18.62 Ha) property will offer you the lifestyle you have dreamt of.

The House:

The well-built brick house offers room to enjoy, room to relax, room to work.

The layout of the joint kitchen and living areas are designed for you to enjoy time with your loved ones. The kitchen has ample cupboard space, a double sink and has been fitted to make the most of the 26-panel (7.6 kw) solar, offering 900mm electric oven and a dishwasher. Gather around the four-seater island bench or set up the dining table near the large Saxon wood heater. The adjoining large living area looks

**Sold : \$1,325,000 to
\$1,400,000**

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over the green acres and the veranda that wraps entirely around the front of the house. The smaller living area is set off to the side of the main living and offers space for reading, a library, study or a play space.

The three large bedrooms can accommodate any family. The master bedroom adjoins a huge walk-in-closet and large renovated bathroom, that includes a double basin, stone benchtops, large bathtub (spa), and double shower with inbuilt niche. The main bathroom offers a shower, bath and basin and separate toilet.

If you work from home, the office/study offers privacy as it is set away from the main living areas. The double car garage (house entry via the newly updated laundry) has an adjoining toilet. The rear of the house has had double-glazed windows recently installed to provide extra insulation.

This house is connected to an 88,000 L tank that provides water year-round with septic sewer. Additional water is easily obtained via a bore and pump that feed the troughs & garden taps.

The Land:

On offer here is 46 acres of prime pastoral land and a large work shed. The 18m x 12m shed is enough space for the tractor, machinery and work tools. The property is well fenced with new fencing (with adjoining electric fence) dividing the property into 9 paddocks. There is also a large calf shelter.

Noorat is well-known for rich arable soil and the farm is ready to continue running a small livestock operation. The current owners have taken great deal of pride in keeping all assets maintained.

Location:

Noorat (shops, primary school and junior campus high school) – 4mins

Terang (shopping, schools, health services) – 7 mins

Camperdown – 15min