**First National Real Estate Neil Kerr**
44 Punt Road,
Cobram VIC 3644

**1409 Larissa Rd, Yarroweyah, VIC 3644** **Sold - 23/12/2024**

Lifestyle 3 3 6









## Reins and Relaxation: A Hobby Farm Like No Other!

Discover the perfect blend of functionality and family charm at this impressive property, ideal for those seeking an equestrian lifestyle or simply a serene country retreat.

**Open for Inspection**

By Appointment.

Nestled on expansive grounds of 7.6acre (approx), this home features a total of 7 paddocks, including two smaller irrigated paddocks, all enclosed with woodshied post and stockguard equine safe electric tape.
Additional, there is a 60x40m arena illuminated by 2 large floodlights, 6 solid tie up areas including concrete wash bay and 2 day yards at 4x4m, all creating an ideal environment for horses.

At the heart of this property lies the inviting Dennis family home, a modern haven constructed just seven years ago. This thoughtfully designed residence comprises three spacious bedrooms, including a master suite featuring an ensuite and a generous walk-in robe for your convenience. The home also boasts a dedicated study, perfect for remote work or personal projects.

The stylish kitchen is equipped with gas cooking, a walk-in pantry, and flows seamlessly into the living areas. Enjoy the convenience of a traditional laundry and the enticing alfresco outdoor space, equipped with a misting system for those warmer days, making it an excellent spot for relaxation and entertaining.

Enhancing the outdoor experience is the substantial 18m x 9m shedding with easy 3m clearance access, ideal for storage or workshop activities. Multiple floodlights lighting up majority of the property as it takes on a whole new vibe as the sun sets. Rain water tank storage of 44,000 liters servicing the house, along with drinking quality bore servicing all irrigation (backyard and paddocks), troughs and more. The outdoor amenities here are both ample and practical.

Experience the ideal property for equestrian enthusiasts and families alike, all while indulging in the comforts and convenience of modern living.

Don't miss out on the opportunity to make this remarkable property your own!

**Listed By**
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.