







Glenaroua, 95 McGintys Lane

Secluded Bliss in Rural Paradise!

3 2 15

For Sale
Please Call

View
ljhooker.com.au/7CSHJS

Contact
Gavin Henderson
0408 359 764
ghenderson.broadford@ljhooker.com.au

Welcome to "Muffett's Plum," where tranquillity meets convenience on 78 acres of secluded bliss, with TWO titles. This comfortable 3-bedroom brick veneer home is your ticket to rural paradise, boasting full wrap-around verandahs that invite you to soak in the serenity of the surroundings.

Inside, the master bedroom awaits with a full ensuite and built-in robes, while the double-sized bedrooms 2 and 3 also feature built-in robes for added convenience. The open-plan kitchen/meals/family area is the heart of the home, complete with a wood heater for cosy gatherings. The spacious U-shaped kitchen offers plenty of bench space, LP gas hotplates, a dishwasher, and a pantry, ensuring culinary endeavours are a breeze. Step into the separate dining/lounge area, where access to the verandah beckons you to unwind and take in the views.

Solar panels provide cost-effective power, while 25,000 litres of drinking water ensure your household needs are met.

Outdoor enthusiasts will appreciate the 6x12 metre 4-bay machinery shed with power, as

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well as the additional 6x4 metre storage shed. Two large dams, one with a solar power pump, offer ample water supply, while a seasonal watercourse and majestic red gum trees add to the natural beauty of the property.

A massive 22x9 metre Colorbond shed steals the spotlight, featuring a built-in cool room and enough space to accommodate at least 8 cars. This versatile space could suit a home business (STCA) or provide storage for all your vehicles and equipment. With 80,000 litres of combined water tanks, a 3-car carport, 5 paddocks, and an added bonus being the well-established pine nut tree orchard of well over 200 trees, this property is ready to accommodate a variety of rural pursuits, from cattle farming to equestrian endeavours.

Conveniently located just 17km from Broadford, 16km from Seymour, 11km from Tallarook (train station to CBD), and 8km from the Hume Freeway, "Muffett's Plum" offers easy access to all amenities. With mains power connected, this property presents an unparalleled opportunity to embrace the rural lifestyle without sacrificing modern conveniences.

For more information or to arrange a private inspection, please contact Gavin Henderson on 0408 359 764.











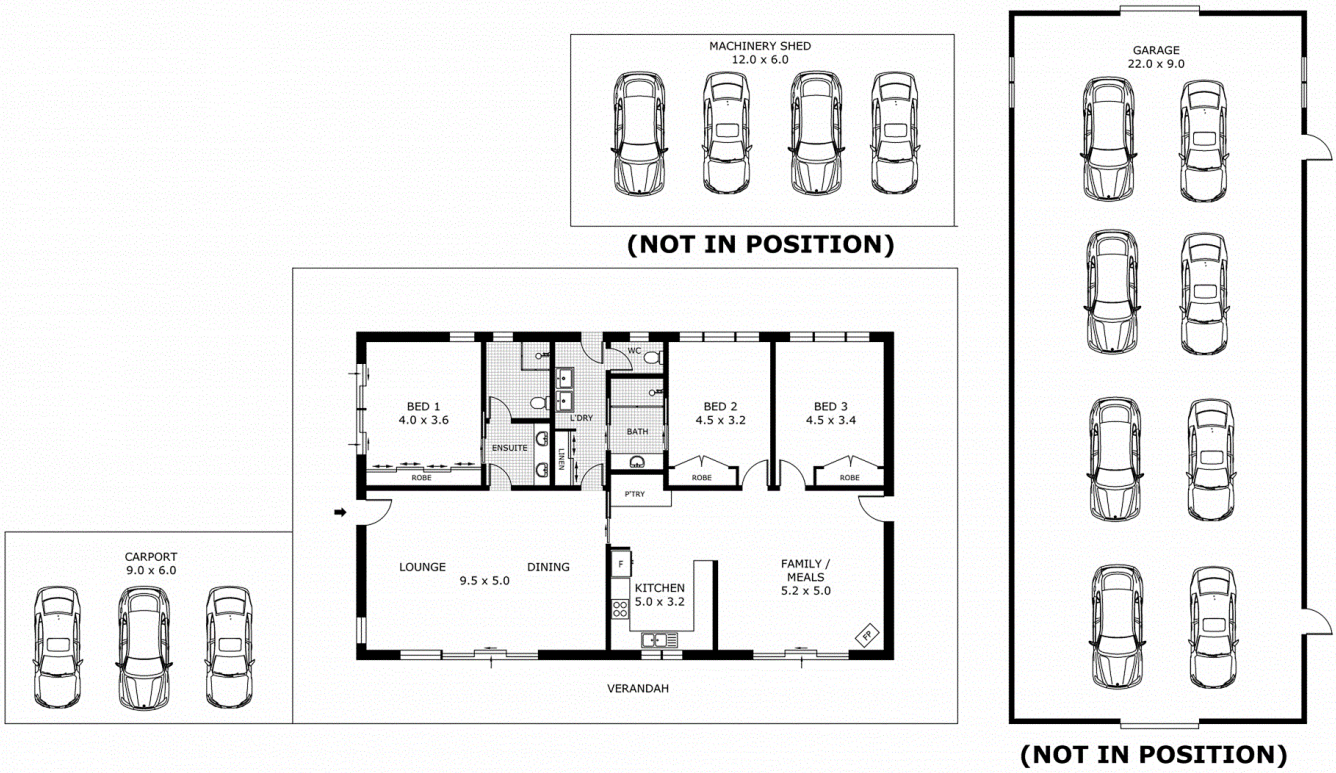
More About this Property

Property ID	7CSHJS
Property Type	House
Land Area	78 acre
Including	Toilets (2)

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 156.3 m²
Verandah	- 140.1 m²
Carport	- 54.0 m²
Garage	- 198.0 m²
Machinery Shed	- 72.0 m²
Total	- 620.4 m²

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