



1260 Oldina Road, Oldina

## ONE FOR THE HORSE LOVERS




This property is bound to make any horse lover happy. Situated on an elevated plateau, this 87 acre property is exceptionally well set up for equestrian use and rural lifestyle flexibility. Stunning countryside views and on the horizon is Bass Strait.

### Family Friendly Living:

- Country kitchen with excellent storage and workspace
- Open plan living and dining with breakfast bar
- Main bedroom complete with walk in wardrobe and ensuite
- Further three generous size bedrooms all with built ins
- Large main bathroom
- Laundry with seperate toilet
- Double garage with additional storage room
- Large secure fenced yard surrounding the home
- Dog yard to secure the farm or family pets

### Equestrian use and farm features:

- 12m x7.5m (approx.) stable with 5 Stalls and feed/tack area
- 3 bay implement shed for machinery storage
- Two horse shelters 7m x 7m (approx.), individually fenced
- Dressage arena
- Timber round yard with day paddock
- Double garage for additional storage

4  2  8 

### FOR SALE

\$1,450,000

### VIEW

By Appointment

### AGENTS

Theresa Button  
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tbutton.wynyard@ljhooker.com.au

### AGENCY

LJ Hooker Wynyard  
(03) 6442 3477

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Water security is well covered with:

- 4 Spring Fed Dams and a 5th seasonal Dam
- Bore Water
- Tanks

To arrange a private inspection please call Theresa today

- \*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## MORE DETAILS

Property ID	K56FD3
Property Type	AcreageSemi-rural
House Size	181 m2
Land Area	34.91 hectare
Including	Ensuite Toilets (2) Balcony Built-in-Robes Water Tank Wood Heating Horse Stable Round Yard Horse Arena Implement Sheds

**Theresa Button 0419 395 274**

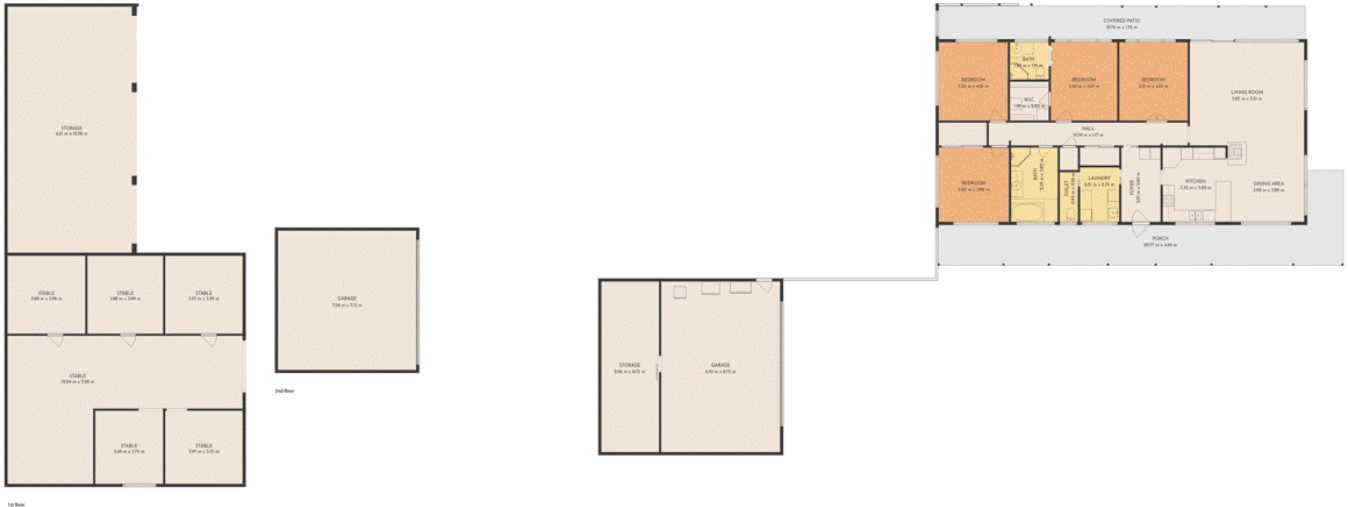
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**TOTAL: 172 m<sup>2</sup>**

1st floor: 0 m<sup>2</sup>, 2nd floor: 172 m<sup>2</sup>

EXCLUDED AREAS: STABLE: 137 m<sup>2</sup>, STORAGE: 109 m<sup>2</sup>, GARAGE: 103 m<sup>2</sup>,  
PORCH: 48 m<sup>2</sup>, COVERED PATIO: 32 m<sup>2</sup>, WALLS: 32 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **172 m<sup>2</sup>**

 Land size: **349,163 m<sup>2</sup>**

