

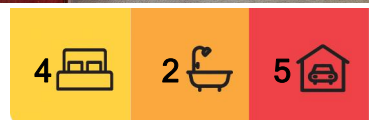
Seymour, 160 Delatite Road

Equestrian Paradise on 25 Acres: Minutes to Town!

For the horse enthusiast or country lifestyle seeker, this immaculately presented 25-acre (approx.) property offers the perfect blend of convenience, charm, and equine excellence - all just a minute's drive to the heart of Seymour with schools, supermarkets, and everyday amenities at your fingertips.

The spacious family home features four bedrooms, including a master suite with ensuite and large built-in robes. The separate lounge and dining area is warmed by a cosy open fireplace and cooled by a split system reverse cycle unit, with sliding door access to a private paved courtyard, ideal for relaxed outdoor dining and entertaining. The country-style kitchen boasts ample bench and storage space and flows into the family/meals area, also with courtyard access and its own cooling system. A large rumpus room gives the kids their own space and opens directly to the courtyard. The solid timber parquet flooring in the kitchen and rumpus room adds warmth and timeless character.

Designed with equestrian lovers in mind, the property features a professionally constructed 60m x 20m olympic-sized dressage arena, six well-fenced paddocks, four of them with



For Sale
Please Call

View
ljhooker.com.au/7QXHJS

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electric fencing, laneways, and a 4m x 6m stable within one of the three bays of the machinery shed. The property also includes cattle yards with a loading ramp and crush, making it truly versatile for a range of rural pursuits. The solar-powered electric entry gates open onto a gravel driveway, leading to a 3-car carport with an adjoining 9m x 6.5m workshop/storage area, and a massive 12m x 7.5m machinery shed with room for floats, tractors, or equipment. All paddocks have water troughs serviced by tank water, and there is also a large dam. The lush gardens are fed by tank water, while the lawns have an eight-station automatic watering system using town water. The house also enjoys the convenience of town water. Additional infrastructure includes a separate gym, studio, or home office - perfect for those working remotely or seeking a creative space. For the golf lover, there's even a private 4-hole putting green - fun for the whole family or a great way to unwind at the end of the day.

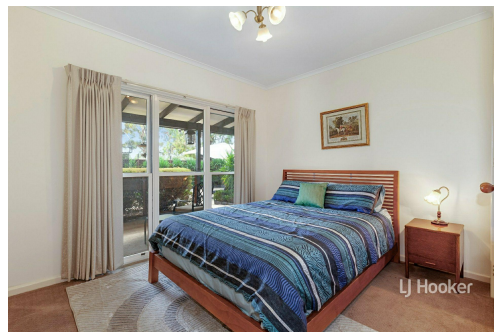
With beautifully maintained gardens, quality fencing throughout, and all the hard work done, this is your opportunity to secure a truly complete lifestyle property - the perfect country retreat with sealed road frontage, with the convenience of town living just moments away. Only five minutes to the hourly train service to Melbourne CBD, this is rural living at its finest. For any enquiries or to arrange a private inspection, please call Gavin Henderson on 0408 359 764.

More About this Property

Property ID	7QXHJS
Property Type	House
Land Area	25 acre
Including	Ensuite Toilets (2)

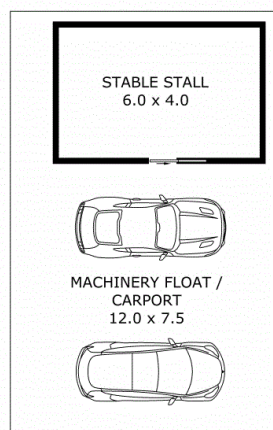
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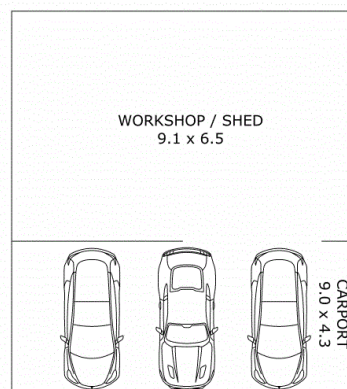
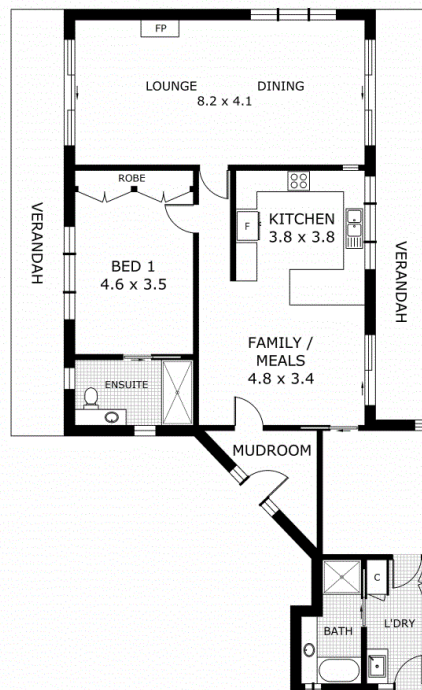


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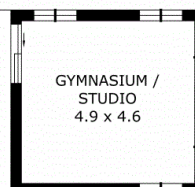
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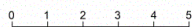
(NOT IN POSITION)



(NOT IN POSITION)



Residence	- 179.1 m ²
Verandah	- 67.4 m ²
Gymnasium-	22.5 m ²
Carport	- 38.7 m ²
Shed	- 59.1 m ²
Machinery	- 90.0 m ²
Total	- 456.8 m ²



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.

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