

## Bayles, 85 School Road

### 19.15 Acre Equine Property - Ideal for Horse Enthusiasts

Nestled just minutes from the Bayles township, this stunning 19.15-acre property is perfect for those seeking a spacious family home, extensive shedding, and an ideal setup for horses. With cleared pastures and versatile infrastructure, it ticks all the boxes for horse lovers or those looking to expand into agistment, training, or breeding.

#### Residence:

Set privately back from the road, the inviting family home includes:

- \* Four spacious bedrooms and a study
- \* Recently updated kitchen with an upright electric oven, range hood, dishwasher, and walk-in pantry
- \* Meals area adjoining the kitchen
- \* Formal lounge and dining room featuring vaulted timber ceilings
- \* Combustion wood fire in the lounge room for cozy winters
- \* Outdoor entertaining area



LAND 19.15 acre

**For Sale**  
Please Call

**Contact**  
**Troy Farrell**  
0417 244 524  
tfarrell.pakenham@ljhooker.com.au



**LJ Hooker Pakenham**  
**(03) 5943 8000**

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- \* Split system reverse cycle air conditioning
- \* Secure backyard, including a fenced dog yard and shed
- \* Established gardens and mature trees
- \* Ample parking space

#### Outdoors:

The property offers outstanding equestrian facilities and additional amenities:

- \* 19.15 acres of fully fenced, cleared pasture
- \* Ten paddocks with Bayco wire fencing (some with top rail fencing) and a central laneway connecting to three large paddocks ideal for hay or silage, four paddocks with colorbond timber-lined loose boxes, three smaller paddocks, and two holding yards
- \* Large dam and soaker, providing water to all paddocks with automatic troughs
- \* Two large concrete water tanks
- \* 2-car garage with a separate workshop, both powered
- \* Large Colorbond hay shed
- \* Machinery shed/tie-up area, timber-lined for durability
- \* Stable complex with four concreted stables, all powered with lights and fans
- \* Secure feed room and separate tack room
- \* Concrete horse wash bay
- \* 60 x 30 timber-railed grass menage
- \* Enclosed timber sand round yard

Currently used as a dedicated equine property, this versatile acreage is well-suited for cross-grazing and offers excellent potential for agistment, training, spelling, or breeding operations. Its close proximity to the Pakenham and Cranbourne racecourses makes it a fantastic option for anyone involved in the equine industry.

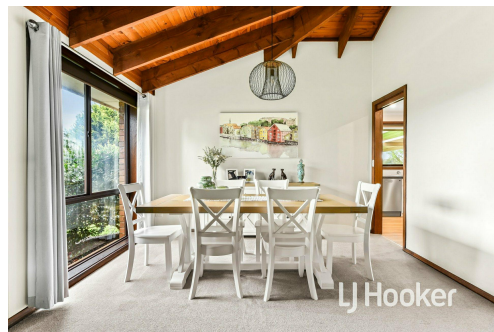
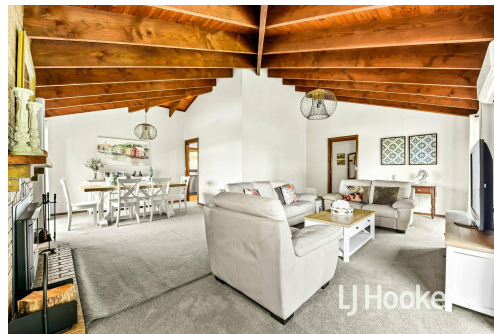
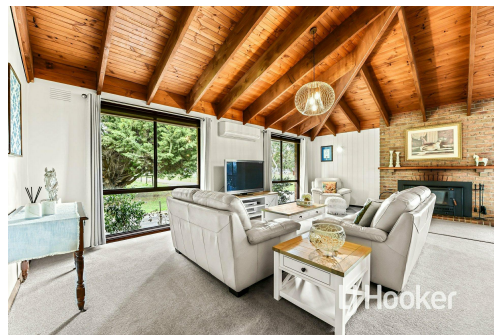
This property offers a unique lifestyle opportunity, blending country living with outstanding facilities for horse enthusiasts. Don't miss your chance to secure this exceptional property!

## More About this Property

Property ID	1PE3FC9
Property Type	Lifestyle
Land Area	19.15 acre
Including	Air Conditioning Toilets (2) Dishwasher Workshop

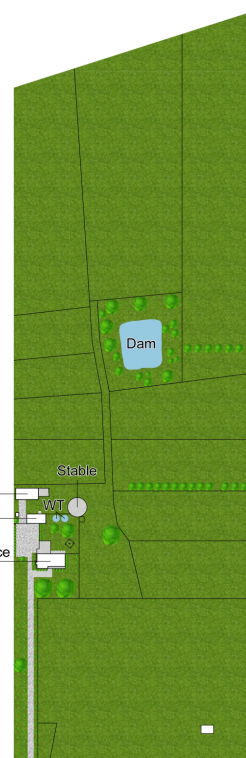
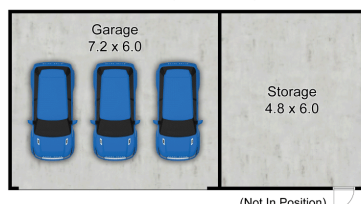
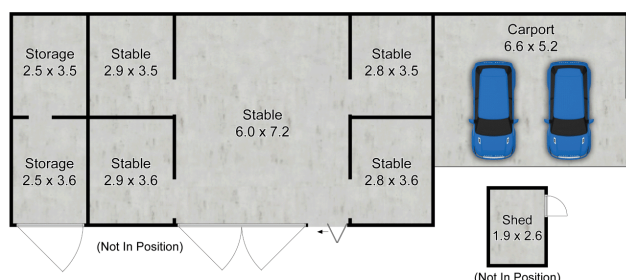
**Troy Farrell 0417 244 524**  
Sales Specialist | Licensed Estate Agent | [tfarrell.pakenham@ljhooker.com.au](mailto:tfarrell.pakenham@ljhooker.com.au)

**LJ Hooker Pakenham (03) 5943 8000**  
45 John Street, PAKENHAM VIC 3810  
[pakenham@ljhooker.com.au](mailto:pakenham@ljhooker.com.au) | [pakenham@ljhooker.com.au](mailto:pakenham@ljhooker.com.au)



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