



65 McDonalds Road, Catani

## Exceptional 61.15 Acre Farming Property with Charming Country Homestead

Set across an impressive 61.15 acres (approx), this outstanding farming property offers a rare combination of quality land, well-planned infrastructure, and a warm, character-filled homestead. Perfect for hobby farmers, equine pursuits, or those seeking a peaceful rural lifestyle, the property is thoughtfully designed with functionality and comfort in mind.

The land is divided into six larger paddocks, each serviced with troughs, along with three smaller paddocks, providing excellent flexibility for stock management. A reliable stock bore supports the property's water needs, making it ideal for grazing and livestock operations.

The charming country homestead residence offers a welcoming country feel with four spacious bedrooms, including a master suite complete with a full ensuite and separate toilet. Multiple living spaces ensure room for the whole family, featuring a formal lounge with an open fireplace and an adjoining formal dining room or study. The open-plan family room, also fitted with a coonara heater, flows



LAND 61.15 acre

### FOR SALE

\$1,800,000 - \$1,900,000

### AGENTS

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### AGENCY

LJ Hooker Pakenham

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seamlessly to the meals area.

A classic timber kitchen serves as the heart of the home, equipped with an electric oven, cooktop, and dishwasher.

Step outside to a beautiful outdoor entertaining area, perfectly positioned to take in the stunning manicured gardens and tranquil rural surrounds. Additional features include a double garage, a picturesque front verandah, and sundry shedding, adding practicality and versatility to the property.

Offering space, serenity, and endless potential, this exceptional acreage is ready to become your forever rural retreat.

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 1Q71FC9   |
| Property Type | Lifestyle   |
| Land Area     | 61.15 acre  |
| Including     | Ensuite<br>Study<br>Toilets (2)<br>Fire Place<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced |

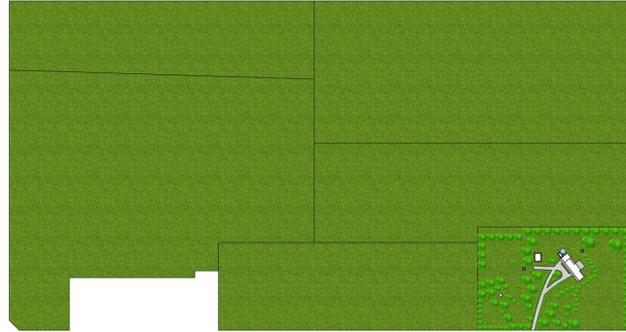
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This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information