

Sold



88 Hallorans Lane, Kyneton



## Lifestyle opportunity on small acreage

Nestled on a 5 acre lifestyle block embracing the natural countryside, "Simbang" is a much loved family home with precious memories of winter campfires, abundant summer fruit harvests, joyous birdsong and enlivening the simple pleasures in life.

Offering comfortable accommodation, flexible living and some recent updates, this hardiplank family home presents an exciting opportunity to add your own touches and create your dream lifestyle in an ideal Macedon Ranges location.

There are 4 bedrooms, main with ensuite, updated family bathroom and a generous lounge and living area with cosy wood heater. The kitchen/meals area is light-filled with north-facing windows complete with reverse cycle air conditioner for chillier mornings. The recently updated kitchen includes convenient central island, stone benchtops, soft-close drawers and cabinets, large 5 gas burner cooktop and oven, double-glazed picture window with relaxing garden views and sliding doors to rear deck area for balmy summer dinners and entertaining friends and family.

A separate studio with double-glazing and reverse cycle split system was revamped to cater for working from home during long lockdowns but would be equally pleasing as a music room for jam sessions, art studio or teenage retreat.

Sweeping lawns and sprawling gardens include a delightful array of bulbs, annuals, scented honeysuckle, banksia roses and cottage favourites of lavender and valerian to name but a few. Trees include both native and

 4  2  2.03 ha

**Price** SOLD for \$975,000

**Property Type** Residential

**Property ID** 1176

**Land Area** 2.03 ha

### Agent Details

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ornamental and a veritable fruit salad of fruiting trees. There is a range of original shedding, chook house and run and patch set aside ready to develop into your own veggie gardens.

Only an hour from the Melbourne CBD, and just over 5 minutes from Kyneton's town centre, the property falls within the Greenhill to Black Hill biolink and is home to many native plants and animals. Simbang provides an idyllic haven to enjoy with family and friends or escape to a peaceful sanctuary.

For further information or to arrange a private inspection, please contact Kim Forsyth 0409 491 229.

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