

Sold



790 Downer Road, Toolamba West



Equine paradise

This stunning approx 4.05 ha (10-acre) property offers the perfect blend of rural tranquility and modern convenience. Set in a peaceful location just 10 minutes from Tatura Park and under an hour from the Elmore Equestrian Centre, this home is ideal for equestrian enthusiasts and those seeking a spacious lifestyle with all the amenities.

The property features automatic front gates with keypad entry, ensuring privacy and security. There is a generous 10m x 5.5m shed/workshop with a concrete floor and power, providing ample space for undercover float parking, along with a 2-bay hay and machinery shed. Additional storage is available, and there is even fancy dog accommodation. A secure backyard offers peace of mind, and there's a charming hen house and fully enclosed orchards for those who enjoy a self-sustaining lifestyle. Extensive raised vegetable gardens provide an opportunity to grow your own produce, while the established landscaped gardens are beautifully maintained and feature an automatic watering system for convenience. The property is fully irrigated, ensuring the garden and grounds are always well-cared-for.

The home itself offers four spacious bedrooms plus a study, with two bathrooms and an additional powder room. Three living spaces provide plenty of room for family and guests. The kitchen has recently been updated with a new oven and induction cooktop, complemented by a dishwasher for easy cleaning. Comfort is assured with upgraded ducted

4 2 3 4.05 ha

Price	SOLD
Property Type	Residential
Property ID	1472
Land Area	4.05 ha

Agent Details

Helen Tracy - 0413 454 082

Office Details

Shepparton
187 Corio Street Shepparton VIC
3630 Australia
03 5831 6633



heating and evaporative cooling, and the home is energy-efficient with a newly installed 13kW solar system. The triple garage, with remote-controlled roller doors, ensures secure parking and additional storage. Entertaining is made easy with a beautiful free-standing well-equipped gazebo with nearby fire pit.

For horse lovers, this property is a dream come true. The full-size 20m x 60m sand arena provides a perfect space for training and riding. There are nine well-shaded, horse-safe fenced paddocks with lane-way access, and automatic troughs are installed in all paddocks except one. The property also includes large shelters for both horses and ponies, as well as two large stables, an undercover tie-up area, a feed shed, and a tack room for all your equestrian needs. A concrete horse wash area and a holding yard complete the facilities. With easy access to the nearby Toolamba Forest for trail riding and quiet roads for hacking out, this property offers everything you need to live the equestrian lifestyle.

Whether you're looking to raise animals, enjoy outdoor living, or simply appreciate the beauty of rural life, this property offers it all. With its blend of modern comforts, extensive horse facilities, and immaculately maintained grounds, it's a rare find that won't last long.

High and low reliability water is also available to purchase at market value.

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