



KILMORE EAST

THE PERFECT HORSE PROPERTY

"Willam Park"

An impressive driveway entrance leads to one of the best 80 acres' in the district.

A superb working farm incorporating 10 paddocks of prime pasture and gently undulating land with excellent fencing, 2 large dams, 45,000-liter water tank & bore water plus a 36 megalitre irrigation license. Great shedding facilities, 4 freestanding shelters, first aid shelter, round yard and stables.

The homestead consists of 3 bedrooms, study, open plan kitchen and spacious living area, formal dining room, an adjoining partly constructed unit and 3 car garage is fully lined with roller doors.

The whole property has picturesque views over the surrounding hills and countryside.

Positioned in a very central sought after location with easy Freeway access to Melbourne's CBD and Highway to Sydney.

Inspections by Appointment

Ed Ermanis 0427 139 478

- Land Area 80 acres
- Bedrooms: 3

TYPE: For Sale

INTERNET ID: 9688402

SALE DETAILS

Price Upon Application

CONTACT DETAILS

ELDERS, WHITTLESEA

Shop 1/75 Church Street

WHITTLESEA, VIC

03 9716 2000

Ed Ermanis

0427139478

- Bathrooms: 1
- 3 car garage
- Swimming Pool







The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of information. It must be included with any advertisement for the sale of a single residential property published by or on behalf of an estate agent or agent's representative on any internet site during the period that the residential property is offered for sale.

The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

If the property for sale is in the Melbourne metropolitan area, a comparable property must be within ten kilometres and have sold within the last six months. If the property for sale is outside the Melbourne metropolitan area, a comparable property must be within five kilometres and have sold within the last 18 months. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/land-channels/catchment/address-search.

Indicative selling price
 For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price: \$ 1400000 or range between: \$* & \$

Median sale price
 (*Delete house or unit as applicable)

Median price: \$400104 *House *and Suburb or locality: Kilmore East