



📍 859 Victoria Road, Cambridge

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This lifestyle property has multi-generational appeal and great scope for a home-based business. The 5.6 ha block, just 10 minutes from Cambridge, contains two modern homes, a substantial four-bay shed with a big lean-to for farm storage, and a series of paddocks supported by various outbuildings. With each home occupying a private setting, two families can live their own lives while enjoying a feeling of togetherness. The main home, sitting proudly at the front, exudes an air of contemporary country charm. Bright, airy interiors open their arms to relaxed family living and effortless entertaining. Children are comfortably accommodated upstairs while parents unwind downstairs in their master bedroom. The ground floor bathroom is newly refurbished. Living options include an open, double-height family zone with a versatile Thermalux Gourmet Cooker and Fire, a separate lounge and a playroom or extra bedroom. An insulated office, or storeroom, adjoins the double auto garage. Outdoors, kids have a ready-made playground built on a big sand-pit. The double-glazed second home, built three years ago, offers open plan living, a kitchen with Bosch appliances, two double bedrooms, internal access garaging and the comforts of heat pumps and a woodburner. Both homes love to entertain. Eleven paddocks give hobby farmers opportunities for calf rearing, dry stock, chickens - whatever they fancy. Gas infinity hot water provides warm water to the calf shed/stable block. The chicken coop and work room lend themselves to a cottage industry. House gardens are neatly landscaped and support a selection of fruit trees and a large veggie garden. There is the boon of two truck entrances for easy access and animal handling. Stock yards have road frontage. The icing on this lifestyle cake is the huge Totalspan shed, with an office and excellent forecourt parking.

Land area	5.6 m <sup>2</sup>
Floor size	238 m <sup>2</sup>
Rateable value	\$1,380,000
Rates	\$4,578.00

