



## 9 Hectare Country Estate For sale in Seymour Victoria Australia



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 651,285.89

#### Location

Pays:	Australie
État/Région/Province:	Victoria
Ville:	Seymour
Adresse:	Seymour-Avenel Rd
Indicatif régional:	3660
Soumis:	12/02/2025

#### Description:

9 Hectare Country Estate For sale in Seymour Victoria Australia

Esales Property ID: es5554483

250 Seymour-Avenel Rd

Seymour

VIC 3660, Australia

Price in AUD – 1,000,000

Charming Country Retreat/Home Business Opportunities at 250 Seymour-Avenel Road, Seymour, Australia



Discover the perfect blend of tranquility, modern living, and exciting business potential at this stunning property located at 250 Seymour-Avenel Road, Seymour, Australia. Nestled in the heart of the picturesque Seymour region, this charming home offers a serene escape from the hustle and bustle of city life, while still being conveniently close to local amenities and major transport links. This property presents a unique opportunity for those seeking a peaceful rural lifestyle combined with the potential to operate a thriving home-based business.

## A Warm Welcome: Spacious Living and Natural Light

As you enter this inviting property, you'll be greeted by a warm and welcoming atmosphere. The spacious living area is bathed in natural light, creating a bright and airy ambiance. The open-plan layout seamlessly connects the living and dining areas, providing a perfect space for creating lasting memories with family and friends. This design fosters a sense of connection and allows for flexible living and entertaining.

## Your Private Oasis: Expansive Outdoor Space and Unique Features

Step outside and discover your expansive outdoor space, a private oasis where you can truly enjoy the beauty of nature in your own backyard. This property offers a wealth of unique features, including:

- \* **Massive Garage/Shed (17 Cars):** This impressive structure is a car enthusiast's dream, providing ample space for vehicle storage, hobbies, or even a workshop. Imagine the possibilities this vast space offers, whether you're a collector, a mechanic, or simply need extra storage.
- \* **Two Dams:** These picturesque dams not only add to the property's scenic beauty but also offer practical benefits, such as irrigation for gardens or potential water features. Enjoy the tranquil water views and the soothing sounds of nature.
- \* **Raised Vegetable Garden Boxes:** Cultivate your own fresh produce and enjoy the rewards of homegrown vegetables. These raised garden boxes make gardening accessible and enjoyable for all.
- \* **Assortment of Established Fruit Trees:** Imagine picking fresh fruit from your own orchard! The established fruit trees provide a bounty of seasonal delights, adding to the property's charm and self-sufficiency.
- \* **Three Garden Sheds and One Chook Pen:** These practical outbuildings cater to all your gardening needs and provide a home for your chickens, ensuring fresh eggs at your fingertips.
- \* **Two Front Road Entrances and a Back Entrance:** These multiple access points provide convenience and flexibility for both residential and business use. The separate entrances enhance privacy and streamline operations for potential business activities.
- \* **Original Cobb and Co Track:** Adding a touch of historical charm, the original Cobb and Co track runs through the back of the property, connecting you to the rich history of the region.

## Prime Location: Connecting Rural Living with Urban Convenience

Located just 15 minutes from Lake Nagambie and its vibrant township, this property offers a prime position that balances rural tranquility with convenient access to amenities. The strategic location provides:



- \* 50 minutes to Shepparton (freeway all the way): Enjoy easy access to the larger city of Shepparton for shopping, dining, and other services.
- \* 1 hour by car to Melbourne: Experience the vibrant culture and opportunities of Melbourne within a reasonable commute.
- \* 1 hour 20 minutes to Melbourne CBD by train: Utilize the efficient train service for a relaxed journey to Melbourne's central business district.
- \* 2 hours to Albury/Wodonga by car (Freeway): Explore the border region and access further amenities with ease.
- \* 7.5 hours to Sydney (Freeway): Embark on a road trip to Sydney with convenient freeway access.
- \* Easy access to holiday destinations along the Murray River: Enjoy weekend getaways and explore the scenic beauty of the Murray River region.

### A Hub for Equestrian and Wine Enthusiasts:

The area is renowned for its racehorse stud breeders and trainers, attracting equestrian enthusiasts from near and far. The presence of numerous wineries in the immediate vicinity offers delightful experiences for wine lovers, providing opportunities for tastings and tours.

### Enormous Business Potential: Your Home, Your Business Hub

This property presents enormous potential for operating a variety of home-based businesses. Whether you're in the motorcar industry, transport business, or looking to create caravan and boat storage facilities, this property offers the space, access, and location to support your entrepreneurial ambitions. Its strategic position at the fork of two major highways services the entire east coast of Australia, significantly reducing overheads and travel time for transport-related businesses.

### Additional Living Space: Granny Flat/Teenage Retreat/Airbnb Opportunity

The detached granny flat provides additional flexibility, offering the potential to host visitors, operate an Airbnb, create an art studio, or provide a private space for teenagers. This versatile space adds further value and potential to the property.

### Don't Miss This Opportunity: Schedule Your Viewing Today!

Don't miss your chance to own this versatile and beautiful property at 250 Seymour-Avenel Road. Schedule a private viewing today and experience the unique lifestyle and business opportunities that await you! This is more than just a property; it's a chance to create your dream lifestyle in a stunning rural setting with endless potential.

1. Lake Eildon – popular holiday destination for water sports, 1 hr drive
2. Mt Buller skiing, 1.5 hrs
3. Northeast of the state – Bright, Mt Hotham, Mt Beauty – 2 hrs drive. <https://www.visitbright.com.au/>
4. Hume weir – 2 hr drive
5. Albury/Wodonga – follow the Murray River all the way to the South Australian border



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6. Winton Motor raceway – Events all year round for motoring enthusiasts
  7. Melbourne – Annual Grand Prix
  8. Phillip Island – 3 hr drive, popular holiday destination. Internationally known for Motor GP and historic racing. Penguins and seals.
  9. Bendigo – 1.5 hr drive to historical gold region town.

## ABOUT THE AREA

Seymour, a town nestled in the heart of Victoria, Australia, offers a charming blend of rural tranquility and convenient access to urban centers. Situated on the Goulburn River, it's a region known for its picturesque landscapes, rich history, and welcoming community. Seymour provides a peaceful escape from the hustle and bustle of city life while still being within easy reach of Melbourne and other major destinations. The town boasts a range of local amenities, including shops, restaurants, parks, and schools, catering to residents' everyday needs.

Seymour's history is deeply intertwined with the railway, having served as a major hub for transportation in the region. The town's railway heritage is celebrated at the Seymour Railway Heritage Centre, a popular attraction for train enthusiasts. Beyond its railway history, Seymour is surrounded by natural beauty, with opportunities for hiking, fishing, and exploring the nearby countryside. The Goulburn River offers scenic walks and picnic spots, while the surrounding hills provide stunning views of the region.

The Seymour area is also known for its agricultural activities, with farming and viticulture playing a significant role in the local economy. The region's wineries produce award-winning wines, attracting visitors seeking a taste of local produce. Seymour hosts several annual events, including the Seymour Show, showcasing the region's agricultural heritage and community spirit. The town's relaxed pace of life and friendly atmosphere make it an attractive destination for those seeking a change of pace.

For those travelling to Seymour, the nearest major airport is:

\* Melbourne Airport (MEL): This is the primary international airport serving Melbourne and Victoria. It offers a wide range of domestic and international flights. From Melbourne Airport, you can reach Seymour by car (approximately a 1-hour drive) or by taking a train to a nearby station and then transferring to Seymour. There are also bus services that connect the airport to various regional centers, though these may require transfers.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space over all dwellings
- \* 91000m<sup>2</sup> plot ( 9.1 Hectares ) room for development
- \* 3 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* Private Parking for 20 cars
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies



- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Australia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	200 m <sup>2</sup>
Dimesions du lot:	91000 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.654.264

