



56 Horneman Rd, Gisborne South



## "Rob Roy" – YOUR NEW LIFESTYLE AWAITS

LAND SIZE: 10 Acres

**SITUATION:** Rob Roy is in the desirable community of Gisborne South. Gisborne South is a tightly held rural lifestyle location 9 minutes from Gisborne, 10 minutes from Sunbury, 30 minutes Melbourne Airport and 40 minutes Melbourne CBD. The district features picturesque topography, established trees and quality grazing country. Excellent schooling is in proximity.

**HOME:** An excellent functional floorplan allows for true 'lifestyle' living to be enjoyed. Comprising four bedrooms in total, the master bedroom features a walk-in robe and ensuite. Informal living and formal living areas compliment the floorplan as does the spacious kitchen dining area. Brick Veneer construction and in excellent order throughout.

**LAND:** 10 acres comprising 9 paddocks of varying sizes with excellent fencing. Large established trees are a feature as is the gentle undulation that allows excellent catchment of water into the dam and allows for maximum usage of the land. Suitable for any agricultural pursuit the land is rectangular in shape and can be accessed by any type of vehicle.

**IMPROVEMENTS:** 60m x 20m Riding Arena (washed river sand), 3 x Stables, 4 x

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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**Price** \$1,200,000 - \$1,300,000  
**Property Type** residential  
**Property ID** 124  
**Land Area** 10.00 ac

### Inspection Times

Sat 29 Feb, 11:00 AM - 11:30 AM

Sat 29 Feb, 1:00 PM - 1:30 PM

### Agent Details

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### Office Details

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SCOTT MCCORMICK