

LJ Hooker Pakenham

Listing Activity Report



260 Fourteen Mile Road
GARFIELD, VIC 3814

Prepared in confidence for
Nicholas Harnett



Troy Farrell

LJ Hooker Pakenham

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Week Ending 22/04/2025

Activities

Enquiry Comments

31/03/2025 Vish Patel

Enquiry Only- Need further details on this listing

Your Property Details

Address	260 Fourteen Mile Road, GARFIELD
Bedrooms	4
Bathrooms	3
Parking	4
Price	\$1,700,000
Time on Market	3 weeks
Marketing Budget	\$3,060.65
Expended to Date	\$2,743.00
Features	* Ensuite * solid Heating * Study * Dishwasher * Evaporative Cooling * Split System A/C * Outdoor Entertaining * Shed * Built In Robes * Secure Parking
Internet Advert.	Prime Equestrian Property on Approx. 20 Acres Nestled in a serene and picturesque setting, this exceptional 20-acre horse property is perfectly positioned for equestrian enthusiasts. Conveniently located just 10 minutes from the Pakenham Racecourse and training facility at Tynong and approximately 20 minutes to Pakenham township, this property offers easy access for trainers and owners while providing top-tier facilities for their horses. With its proximity to Melbourne, itâ€™s an outstanding opportunity for those seeking a premium equestrian lifestyle.

The Residence:

- * Well appointed kitchen with electric oven, gas cooktop and dishwasher
- * Meals area and separate family room
- * Comfortable lounge room featuring a split system and a cozy Coonara fireplace
- * Three generous bedrooms, including a master with ensuite
- * Separate study, perfect for a home office or additional storage

Equestrian Facilities:

- * Horse stable complex with 10 well-sized boxes
- * Large hay shed and dedicated feed room
- * 14 well maintained paddocks, 8 featuring shelters
- * Two expansive 7-acre spelling paddocks

Granny Flat:

- * Fully self-contained, featuring a bedroom, bathroom, living area, and kitchen â€“ ideal for extended family, guests, or rental income

Additional Features:

- * Mains water supply for reliability and convenience
- * Fully equipped workshop/toolshed
- * Double carport and additional sundry shedding
- * Evaporative cooling

This outstanding property offers a rare opportunity to secure a well-equipped equestrian property in a prime location. Whether you're a professional trainer, breeder, or seeking a peaceful country lifestyle, this property has everything you

For more information or to arrange a private inspection, contact us today!

Please note: All property details listed were current at the time of publishing. Due to extreme buyer demand, some properties may have been sold in the preceding 24 hours. Therefore confirmation of all opens with the listing agent within 24 hours of their scheduled opening is advised.

Market Place Activity

Type	Last 7 Days	Since Listed
Open For Inspection	0	0
Enquiries	0	1
Buyer Feedback Range	\$0-\$0	\$0-\$0