

Heavenly retreat's equine extras Jamie First

WARRNAMBOOL

WOODBINE

Property: Lifestyle

Size: 5.26ha

Sale: Private sale

Price: \$1.2 million

Agent: Saffin Kerr Bowen

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A little slice of heaven is how Julie and Tom Luxton describe their retreat in Warrnambool.

Buying “Woodbine” 20 years ago to bring up their now 23 and 26-year-old boys, the couple said it ticked all the boxes.

“It was far enough out to have that privacy and rural lifestyle, but only a hop, skip and jump away from the amenities,” Julie said.

“There’s no hustle and bustle.”

Originally a cottage, the property has been extensively renovated – while maintaining its heritage – to include a large master bedroom, en suite and walk-in-robe, decking, and an open-plan kitchen, along with living, dining and sun rooms.

“We’ve kept the formality throughout with the cedar blinds and woodwork, but now you can see straight through from the front of the house to the back.”

Running on two tanks and bore water, Woodbine features five bedrooms, two bathrooms and a double carport, as well as equine facilities.

“We built an all-weather arena about eight years ago to train horses. It’s great because it doesn’t matter how much rain you have, you can always ride.

“We also have a quality stable complex, which has three boxes that are modern, secure and protected, a feed and tack room, hot wash bay and lunging and holding yard,” she said.

Six paddocks and an alfresco area with blinds, down lights and fans complete the look.

“You can entertain at any time of year. It’s like a restaurant at night all lit up and the garden comes to life with spot lights onto specimen trees. It’s just so beautiful.”

Julie said it’s the perfect spot to raise a family or retire.

“There are excellent education options in the area, but really it’s just a very tranquil and relaxing place to be with an amazing aura.

“The moment you go through the front gate, you enter a magical wonderland.

“From the picturesque drive to and from Warrnambool ... to the chorus of birds that greet you ... to the native flowers and roses ... it is simply charming.”

Woodbine is located at 508 Hopkins Point Road, Warrnambool, about a 10-minute drive from the centre of the township.