PROPERTY BROCHURE

515 BEALEY ROAD
CHARING CROSS

A
+ S



515 BEALEY ROAD
CHARING CROSS

COUNTRY CHARM.
ONE GOLDEN OPPORTUNITY.

6.68 ha

Introducing you to “Golden Downs”, where country charm meets a lifestyle full of possibilities. With two homes, established equestrian facilities and 6.68ha (approx.) in Charing Cross, there are options in droves. Bring the family. Bring the horses. Those country-life plans have found their place.

The weatherboard main home leads with classic country charm, from the welcoming verandah to the established garden setting. Inside, open plan kitchen, dining and living keeps everyday life connected, with an electric stove, rangehood and dishwasher covering the kitchen essentials. A log burner adds the cosy factor after a day in the paddocks.

Three bedrooms are complemented by a family bathroom with bath and shower, a separate toilet and dedicated laundry. The deck invites an afternoon breather, while a separate single garage with power and an adjoining carport add everyday convenience.

Then there’s home number two, giving the property another dimension. Built in 2016, the two-bedroom dwelling offers open plan kitchen, dining and living, along with gas hot water, a separate power supply and restricted water supply. Extended family can enjoy their own place, with everyone close enough for Sunday lunch.

Out in the paddocks, there’s substance behind the lifestyle. Eleven paddocks, troughs and K-Line irrigation pods are supported by four stables and two enclosed bays with roller doors, all with concrete floors and lighting in each stable. A tack shed/workshop, hay barn and sheep yards round out the practical setup. From four-legged favourites to feed and equipment, there’s a place for plenty.

Mature trees, generous lawns and neatly clipped hedges soften the practical side, creating an established setting that feels right at home in the country.

Bring your people + your paddock plans. Golden Downs has room for both.

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PROPERTY
DOCUMENTS













LEGALS

Land area	6.68 ha (approx.)
Tenure	Freehold
Rateable value	$1,280,000
Rates	$5,690.15
Council zone	Rural Industry Zone B

CHATTELS - Main Home

Window Treatments | Electric Stove | Dishwasher | Range Hood | Extractor Fan (1) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (1) | Smoke Detector(s) | Clothesline

CHATTELS - Second Home

Window Treatments | Dishwasher | Range Hood | Extractor Fan (1) | Fixed Floor Coverings | Light Fittings | Heated Towel Rail (1) | Smoke Detector(s) | TV Brackets (2) | Ducted Heat Pump | Clothesline



INTRODUCING AMY + SHAR

Founded in 2025, A + S is an innovative boutique real estate agency based in Darfield, led by the dynamic duo of Amy Jones and Shar Simôn. With over 18 years of combined experience, Amy and Shar have honed their skills to perfection, creating an agency that offers something truly unique—an exceptional personal touch + unparalleled local market knowledge.

We deliver a bespoke service that's only possible with a boutique agency. It's all about you—your needs, your goals, and your journey. We pride ourselves on building long-lasting relationships with our clients based on trust, integrity, and a shared passion for real estate. When you work with us, you're not just another transaction; you're a valued partner.

At A + S, we strive to bring you the smartest technology, the most effective marketing solutions, and innovative strategies available. Our refined + modern approach to real estate ensures that you'll always receive the highest standard of service. We are committed to offering a seamless, professional experience that makes the process of buying or selling as smooth as possible.

We love where we live, and we want you to love it too.

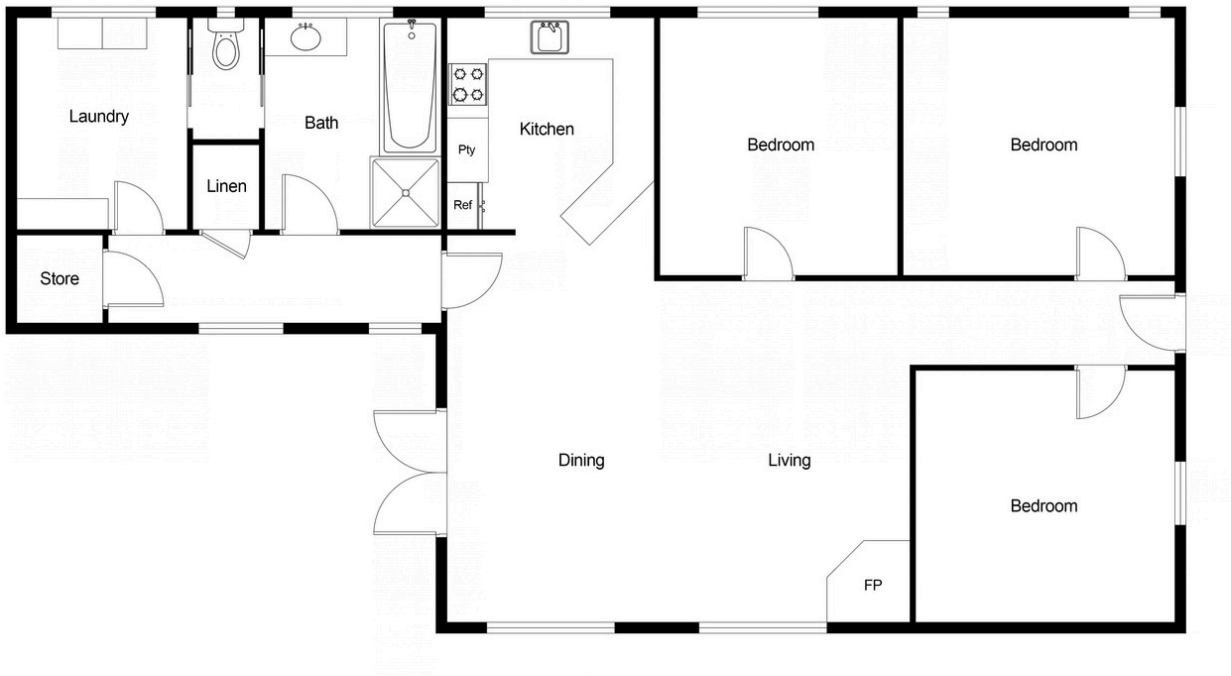
Our local expertise + dedication to your success set us apart, giving you the confidence that we have your best interests at heart.

We can't wait to help you achieve your real estate goals!

FLOOR PLANS

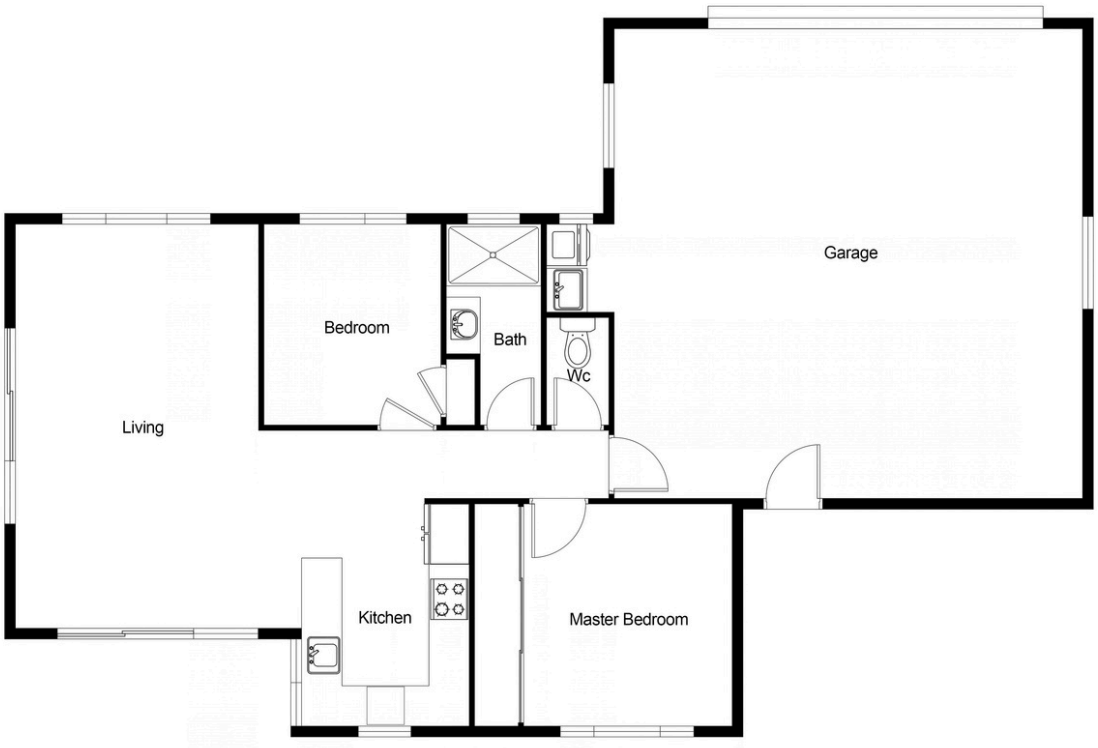
Main Home

3 1 1 122m2 (approx.)



Second Home

2 1 2 120m2 (approx.)



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