



SOLD

220 Bottings Lane, Dixons Creek

Integrity



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Horse Property in the Heart of the Yarra Valley

Boasting 40 acres of productive pasture in the heart of the Yarra Valley, Carrington Park has only had 3 owners since the 1800s. An address steeped in equestrian excellence, this property has the charm of country living with all the benefits and services of living in town.

This address offers equestrian and agricultural facilities including:

- 26 m x 20 m shed with concrete floor
- 6 x rubber-floored concrete-walled stables with water (including isolation stable)
- Wash bay with hot and cold running water (electric hot water system)
- 20 m x 60 m well-drained menage
- Large tack room

 4  1  12  40.00 ac

Price

SOLD for
\$2,380,000

Property Type

Residential

Property ID 209

Land Area 40.00 ac

Agent Details

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Office Details

Integrity Real Estate - Yarra Glen

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- 5 m x 10 m (plus veranda) fully insulated home office (WiFi and single-phase power)
- 80,000 L of water storage
- 12 m x 8 m hay shed

The home is a well-appointed 4 bedroom, 1 bathroom brick veneer with entertaining oriented to the view and four car accommodation. There is a view from every window. Practicality is front-of-mind with an open plan flow-through kitchen / meals area adjacent to a spacious living room. Laundry / mud room provide ease of access when maintaining the grounds. Features of the home include double shower, reverse cycle split system and wood heating.

The grounds provide 40 acres of high-yielding pasture, divided into 8 private paddocks and 4 large paddocks (all with electrified fencing) opening up opportunities for agisting and other equine business ventures.

Carrington Park has an exclusive pump house located on the nearby Maroondah Aqueduct. Water is supplied to each paddock via a gravity feedline from a header tank to the self-filling troughs.

Yarra Glen is only a 9 minute drive with all essential services. Furthermore, Hoddle Street is only 44 minutes away. If you are seeking a medium-sized acreage property with essential agricultural facilities, quality pasture, fantastic views and a comfortable home under an hour from Melbourne, you will not find a better match.

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