



## Vineyard B&B Residence on Stunning 25 Acres

On the open market for first time in 150 years and owned by just 2 families in that time in this grand residence on a sprawling 25 acre pastoral property. In the heart of the Kinglake Ranges and located on a quiet sealed road there is a lot to discover. Upon entering the property you are taken back by the 180 degree views of the Great Dividing Range.

The property had been in the same family ownership for generations with the current house built approximately 20 years ago to replace the original farm house. A tri-level brick veneer home freshly updated with all the modern conveniences suitable for a large family, this property has everything to offer astute buyers seeking lifestyle acreage within commuting distance to urban centres.

Upon entering the home you are greeted with soaring ceilings and a grand staircase separating living and bedroom zones.

🏠 5 🚗 4 🚰 8 📏 105,218 m2

**Price** \$1,600,000 - \$1,650,000

**Property Type** Residential

**Property ID** 385

**Land Area** 105,218 m2

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

Consisting of 5 bedrooms plus study, 4 bathrooms, formal lounge, formal dining room, upstairs games/rumpus room with wet bar, open plan kitchen living room and laundry. The downstairs room also doubles as a mudroom and laundry which is currently used as a B&B that is booked out every weekend. Enjoy the outdoor concrete undercover entertainment patio with decking alfresco and wrap around veranda overlooking the manicured gardens.

Some of the many features include double lock-up garage with remote control door and internal access, LED lighting, 9 ft. ceilings, walk in robes to master and upstairs bedroom, spa bath in en suite, built in robes to all other bedrooms, ducted refrigerated heating/cooling system, wood heating, ceiling fans, ducted vacuum, linen closet and storage, cellar and walk in pantry to kitchen. There is also a Growatt 18 panel solar system connected to mains power to significantly reduce your power bills. The property also includes over 100,000L of water storage with fresh spring water bore for unlimited water supply.

Externally the property provides a large 9x18m machinery shed with concrete base, power and wood heating, and manicured gardens complete with fish pond, orchard trees, natives, chicken coop, vegetable patch and dog pen. The land is a mixture of majority pastoral land with 4 acres under vine of Chardonnay and Pinot grape varieties. There is a spring fed dam at the head of Captain Creek with a balance of bush attracting a variety on native fauna. With so much to offer and the demand for lifestyle acreage increasing, it's time to make your regional move before it's too late

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.