

SOLD



139 Nyora Road, Mount Toolebewong

Integrity



## CHOOSE PARADISE

Very rarely does a property with this much allure open its doors. Located on tightly held Mount Toolebewong, this property of approx. 88 acres (with approx. 4 acres cleared) provides character home and log cabin in the most magical setting, a decades-old established garden, and the seclusion of the bush, all a mere 10 minutes from the Healesville township.

### Main House

The home of timber, shiplap construction has been thoughtfully renovated and entirely repainted. It provides 2 bedrooms and 2 bathrooms with wraparound verandas and a balcony from which to soak in the morning and afternoon sunlight. The gorgeous character kitchen is equipped with both wood and gas stoves for your pleasure. This home absolutely oozes old world charm.

### Studio – The Simple Life Cabin

 3
  3
  10
  88.00 ac

**Price** SOLD for \$1,130,000  
**Property Type** Residential  
**Property ID** 429  
**Land Area** 88.00 ac

### Agent Details

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You must experience this warm inviting space: it carries an aura of comfort and calm that is owed in part to tasteful décor, and also its redgum sleeper construction. The cabin is a successful bed and breakfast, and a Top 5 Riparide escape, with 485 stays hosted, and an annual turnover of \$82,000 (gross as at 2023). With these credentials, the Cabin has been featured on Tourism Australia's website for Top Tiny Stays and is a major asset for the enterprising buyer. Features include claw foot bath, kitchenette and timber floors.

The property is a handbook in self-sufficiency, at a time when homesteading is ascendant. Enjoy enclosed vegetable gardens, securely fenced for poultry, and a solar panel system with back-up batteries and generator. Mount Toolebewong provides fresh spring water to the home, and completes the self-sufficiency offering for those looking at reducing their environmental footprint and enhancing their way of life.

This is your chance to secure a home that provides the ultimate privacy and seclusion every day of the year. Whether you are an artist or creative, passionate about living on the land, or seeking the perfect weekender or B&B investment, we guarantee 139 Nyora Road will deliver on your aspirations.

Text 139NYORA to 0448 820 022 for more information.

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