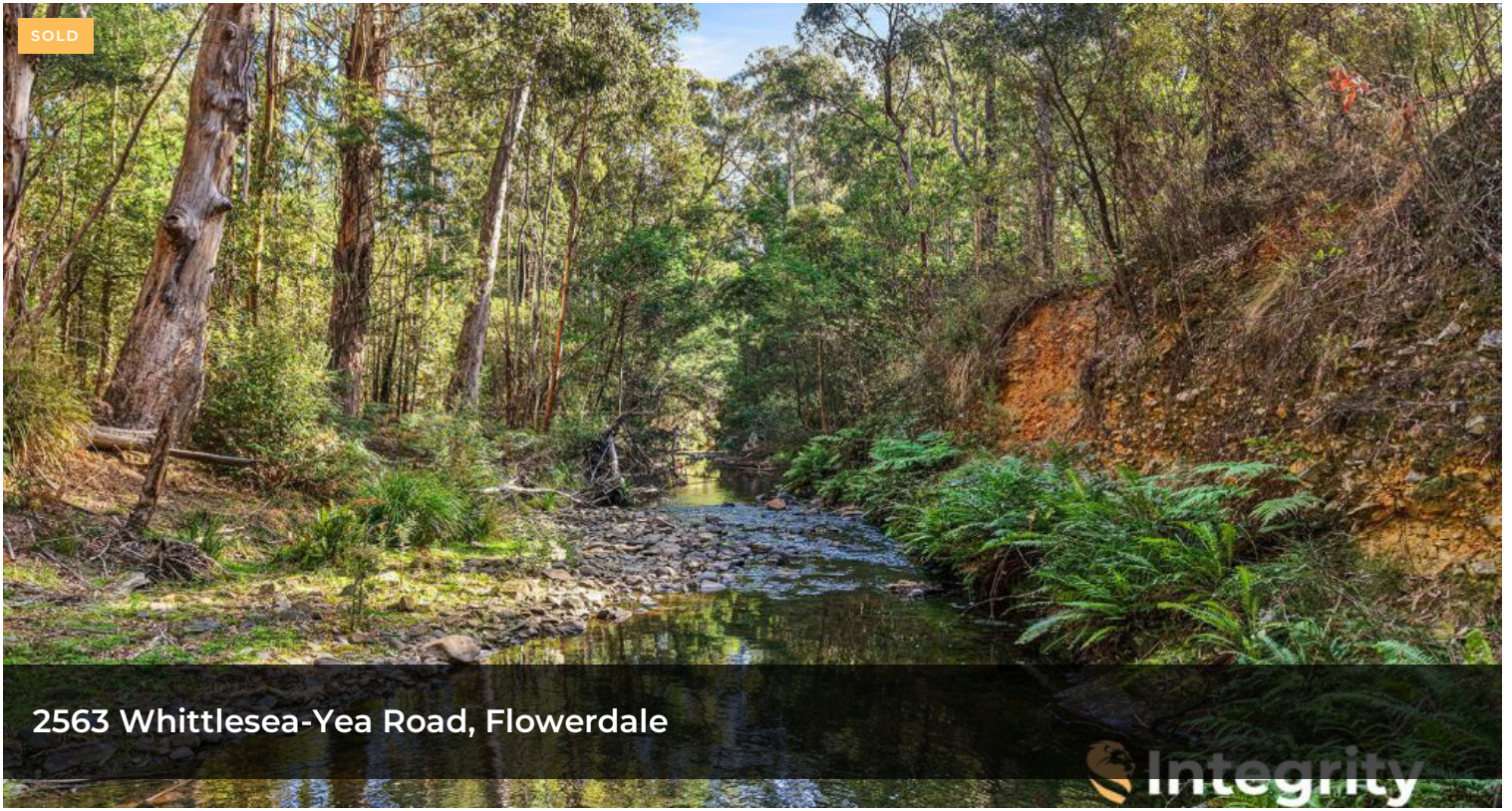


SOLD



2563 Whittlesea-Yea Road, Flowerdale



## Secluded Rural Retreat on 1.6 Acres + FISHING / CREEK

This charming western red cedar home offers the perfect rural retreat, surrounded by established fruit trees including cherry, peach, apple, and olive.

Enjoy peace, privacy, and ample space to create your ideal lifestyle, with all the modern comforts you need.

The home features three spacious bedrooms, all with built-in robes, and two recently updated bathrooms. The main bathroom includes a shower over the bath, while the second offers a 900mm shower, single vanity, and toilet.

With two living areas, there's plenty of room for both relaxing and entertaining. The wood heater and reverse-cycle air conditioning ensure comfort throughout the year.

The kitchen is well-equipped for the home cook, with a Delonghi 600mm oven, Electrolux dishwasher, and 900mm hot plates-

🏠 3 🚗 2 🌳 10 📏 6,544m<sup>2</sup>

**Price** SOLD for \$700,000

**Property Type** Residential

**Property ID** 634

**Land Area** 6,544 m<sup>2</sup>

### Agent Details

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### Office Details

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ideal for preparing family meals or hosting guests. It blends country charm with modern functionality, creating a welcoming space.

For outdoor enthusiasts or those in need of extra storage, the 12x12m shed with a concrete base and power is a standout feature. With two remote-controlled doors offering 3.2m clearance, it provides ample space for vehicles, equipment, or hobbies.

Additional storage includes a wood shed and a garden shed, keeping your outdoor space neat and organized.

Water won't be a problem, with three water tanks offering a generous 27,000L capacity, plus a creek pump system with a 2ML water right.

The property also features a Solarhart hot water system, enhancing sustainability.

Access is easy with a double carport, and single-phase power adds convenience for everyday living.

Despite its peaceful rural setting, the home is just 50 minutes from Lilydale and under 90 minutes from Melbourne, offering the perfect balance of country living and city convenience.

Wildlife is abundant, with kangaroos, wombats, and echidnas wandering through regularly. Birdlife is also a highlight, with rosellas, king parrots, and wedge-tailed eagles overhead.

Mornings are filled with the sounds of wrens, cockatoos, and kookaburras.

For fishing enthusiasts, King Parrot Creek is just at your back door, offering brown trout, European perch, and rainbow trout—ideal for a relaxing day by the water.

Nearby, you'll find the new "The General" café in Strath Creek, "Boots and Bobs" at the Flowerdale community hall (Fri–Sun), and the iconic Flowerdale pub for a great meal.

This property offers space, privacy, and comfort-a true rural retreat.

Make it yours today!

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