







Minkara – A lifestyle property with equestrian facilities and modern comforts

Perfectly positioned just 5 kms from the vibrant township of Healesville, Minkara offers the rare combination of a thoughtfully designed equestrian haven, modern sustainability and refined country living. Set on approximately 8.5 acres, every detail has been considered to create a property that is both functional and well-presented, combining equestrian facilities, secure infrastructure, and modern energy-efficient living for both horses and humans.

Equestrian Infrastructure
For horse lovers, Minkara delivers an outstanding set up including:
• All weather sand round yard with full drainage, stable and two shelters for
training and care
• 4 secure 'day' yards for flexibility and turnout
• 5 paddocks, managed via a track system approach to promote natural

5 2 6 8.30ac

Price	SOLD
Property Type	Residential
Property ID	686
Land Area	8.30 ac

Agent Details

Jane Nunn - 0432 375 940

Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia
03 9730 2333

Integrity
Yarra Valley & Kinglake Ranges

movement and grazing with automatic water and separate water tank, plus
another 3 paddocks with separate water supply (mains)
• Fully equipped tack room, feed shed and dedicated horse wash bay with its
own tank water supply
• Equirope horse fencing to all paddocks
• Substantial four-bay shed, including a hay shed plus three-bay garage-ideal
for floats, machinery, or vehicles

Land & Water
The land is a mix of pasture and native bushland, and cleared land. A spring-fed dam provides reliable water, while secure fencing and thoughtful paddock design make management straightforward. Minkara has mains water plus four large water tanks. There is a large 6x6 metre woodshed with unlimited access to firewood on site.

Home & Efficiency
The home itself combines warmth with county style sophistication, designed with practicality in mind while still offering comfort. Wide verandas front and back frame the north facing residence, with a covered deck overlooking the paddocks with breathtaking views of the surrounding hills of Healesville.
Inside, comfort and luxury include:
• Recently renovated kitchen with solid Mountain Ash benchtop and pantry
door, triple oven, Bosch dishwasher, walk-in pantry, a built-in bar fridge and
Serfloor Engineered Hybrid floor coverings
• Dining and kitchen fitted with double glazed picture windows and electric-
operated blinds for ease of use and modern elegance
• Light filled separate lounge with windows on three sides, electric-operated
blinds, wood heater, reverse cycle split system, and evaporative cooling in
key areas
• Four bedrooms, master with walk-in robe and double-glazed window,
others with built-in robes and carpet

• Recently renovated modern bathroom with double vanity, walk in shower,
double glazed window, heated flooring, and toilet
• Separate toilet located in Laundry

Energy efficiency is a key strength, with 17 solar panels supplying three 5kWh (15 kWh in total) batteries, instant gas hot water to the house and heat pump electric hot water service to the additional accommodation, keeping energy costs to a minimum. A secure dog enclosure adds practicality and multiple parking areas for floats, caravans, boats and trailers add further convenience.

Additional Accommodation
Adding another layer of appeal is the fully self-contained bedsitter, currently operating as Minkara Homestay on AirBNB, returning an average of $31,000 per year over the past two years. With its kitchenette, reverse cycle split system, wood heater, and separate bathroom with large double bathtub, this space can easily be adapted for extended family, guest wing, teenagers retreat, or a home office if income is not required. All reviews are complimentary to the views and serenity it offers.

Lifestyle and Location
With its combination of practical infrastructure, sustainable design and well-appointed finishes, Minkara is perfectly suited to those seeking a rural lifestyle without compromising on convenience. Only minutes from Healesville, with its cafes, wineries, Four Pillars Distillery, Healesville Sanctury and Maroondah Dam, Minkara offers the perfect balance of rural lifestyle and town convenience.
If you are seeking a property where the equestrian infrastructure is already in place, the land is reliable, and the home is comfortable and efficient, Minkara is ready for you.

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