



159 Cunninghams Road, Chum Creek

Integrity



A Destination Lifestyle Equestrian Property

Welcome to Milrym Park– an extraordinary lifestyle property where elegance, equestrian pursuits and breathtaking scenery unite in the heart of the Yarra Valley, this remarkable 40-acre estate offers the very best of country living without compromise.

From the moment you enter the elm-lined driveway, the sense of arrival is undeniable. Rolling pastures unfold toward a magnificent modern homestead, perfectly placed to capture sweeping panoramas of the mountain ranges and surrounding countryside. Designed just six years ago, the residence combines contemporary sophistication with timeless country character, creating a home that is as welcoming as it is impressive encompassed by the stunning views that surround it.

The five-bedroom main residence offers abundant space for family, guests, and entertaining. Multiple living zones, two

7 3 12 16.19 ha

Price \$2,750,000 - \$2,950,000

Property Type Residential

Property ID 709

Land Area 16.19 ha

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feature fireplaces, and expansive glazing invite the outdoors in, while the deluxe kitchen with butler's pantry and stone-topped breakfast island provides a true gathering place at the heart of the home. For ease of comfort the reverse cycle ducted heating flows through the living spaces and all bedrooms have their own systems. Outside, enjoy the inground pool and generous decking plus an impressive pitched-roof alfresco make entertaining effortless, with long lunches, family celebrations, or sunset gatherings destined to become treasured traditions.

Equestrian and farming pursuits are well catered for, with fertile pastures, multiple paddocks, four reliable dams, and excellent facilities including a ménage, wash bay, horse shelters, and direct access to riding tracks in the adjacent State Forest. Two substantial sheds (7m x 17m and 7m x 27m), additional outbuildings, and an industrial generator add to the property's practicality and versatility.

Adding to its appeal, a fully self-contained two-bedroom cottage provides a separate retreat for extended family, guest accommodation, or the opportunity to create an income stream as a Bed & Breakfast or boutique wedding venue (STCA).

At Milrym Park, every day begins with glorious sunrises and closes with golden sunsets across the valley, creating an unparalleled backdrop to a lifestyle of beauty and tranquillity. Whether you are seeking a family sanctuary, equine haven, or multi-generational retreat, this estate offers an unmatched opportunity in one of Victoria's most desirable regions.

Highlights:

- 40 acres of prime Yarra Valley land with fertile paddocks and four dams
- 6-year-old 5-bedroom, 2-bathroom residence with 3 living zones & extensive outdoor entertaining
- Sparkling inground pool and alfresco designed for large-scale entertaining
- Chef's kitchen with butler's pantry and premium appliances
- Self-contained 2-bedroom cottage – ideal for extended family, guests, or Airbnb/venue (STCA)
- Superb equestrian infrastructure: shelters, ménage, wash bay,

grazing

paddocks

- Two large sheds (7m x 17m & 7m x 27m), additional outbuildings,

rainwater tanks, and generator

- Elm-lined driveway, landscaped 2-acre house block, double carport, and

more

- Prime location only minutes from Healesville's celebrated attractions

Milrym Park is more than a property – it is a destination, a lifestyle, and a legacy waiting for its next custodian.

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