



104 Myers Creek Road, Healesville



Prestigious Yarra Valley address by expressions of interest

*** Inspect by private appointment ***

Tightly held by a single owner, constructed with the attention to detail, love and care, that everyone wants to inherit, this property positioned on the rural edge of Healesville, the Yarra Valley's largest town will be the most exceptional small acreage estate available this season.

- + Stately 5 bedroom, 2 bathroom home, 3 phase underground power
- + 16 car secure parking (double lock-up garage & 18 m x 13 m shed)
- + 60 m x 20 m horse riding arena, 8 fenced & watered paddocks

HOME

Only 17 years old, and recently renovated to be kept in modern and comfort and style by the current and only owners, the home

🏠 5 🚗 2 🛖 18 📏 7.96ac

Price Expressions of interest

Property Type Residential

Property ID 743

Land Area 7.96 ac

Floor Area 560 m²

Agent Details

Rob Verhagen - 0448 820 022

Bill Verhagen - 0417 371 987

Office Details

Integrity Real Estate - Yarra Glen

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

offers 3 king-sized bedrooms plus 3.6 m x 2.7 m study / fourth bedroom, and an upstairs retreat with walk-in robe. The master suite occupies its own wing of the home, under 11 ft ceilings, complete with gas log fire, dressing room and enormous en suite with double vanity, shower and toilet. The spacious family bathroom equips double vanities, freestanding bath and shower. The designer kitchen enjoys high-end 2pac cabinetry throughout, Caesarstone benchtops and a discreet butler's pantry with dual wall ovens.

Throughout the home, with 9 ft ceilings, Australian hardwood floors, stone hearth, this inspired design exudes warmth and comfort, and outside, it is enwrapped with Jarrah verandas undercover for summer entertaining. The home is heated and cooled with Daikin ducted air conditioning and reverse cycle split systems.

SHEDS AND GROUNDS

In addition to the 6 m x 6 m double lock-up garage, sympathetically designed to match the home's nod to Victorian heritage, there is an exceptional 18 m x 13 m machinery shed with 4.1 m and 2.7 m roller door clearance. The shed is equipped with a kitchenette with toilet and cooking facilities, and an air conditioned, multipurpose upstairs office and gymnasium space. For the mechanic, there is a vehicle inspection pit for servicing vehicles, and for the sommelier, a wine cellar / tasting room.

The 8 acre property, with its 420 m of frontage, is connected to 3 phase power underground. Vehicle access is fully asphalted, over-spec to 80 mm class-A road base. The grounds are fenced into 8 paddocks with shelters and water. Stock water may be further supplied by a rain-fed dam. Finally, a full-size 60 m x 20 m manege completes this property's equestrian attraction.

Text 104MYERS to 0448 820 022 for your private inspection.

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.