



89 Castella Road, Castella

Integrity



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Exceptional Equestrian Estate in Sought-After Location

Seeking small acreage with horse facilities in the green belt, while maintaining easy access to Melbourne or the suburbs for work and family commitments? Go no further than 89 Castella Road.

Situated along a quiet road, while only minutes to Melba Highway, this 10 acre (approx.) prime holding offers spring-fed dam, extensive shedding / horse shelter, and a freshly updated home with solar panel system. Furthermore, its position in the Castella-Toolangi microclimate affords high annual rainfall (1249.9 mm p/a average for 2020-2024), good soil and an abundance of naturally occurring groundwater.

The beautifully articulated 4 bedroom Hardieplank home with quadruple lock-up garage has been stylishly updated, with an open plan kitchen enjoying top end appliances like an Ilve oven, butlers pantry and stone benchtops. The oversized master bedroom attaches to walk-in robe and ensuite with heated

4 2 10 34,700 m²

Price \$1,480,000 - \$1,580,000

Property Type Residential

Property ID 750

Land Area 34,700 m²

Floor Area 185 m²

Agent Details

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Integrity Real Estate - Yarra Glen

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flooring. Additionally the home has generator support wired-in and a 4.8 kw solar system. The home is heated and cooling with wood heating and split system air conditioning.

0407 531 226



Externally the property is separated into 4 paddocks with electric fencing, water and laneway access. There are 2 dams on the farm, including one that is spring-fed, a major asset as farms approach the El Nino cycle in 2026. The property's outside water is provided by unmetered groundwater bore, a massive asset. Horse facilities include Equimesh fencing, riding arena surfaced with Yea river sand and power connected to the arena for future lighting.

The property also include 13 m x 12 m machinery shed with concrete base and power, as well as 3 horse stables with tie-up rubber, wash bay with hot water and lock-up tackroom.

The current owner has regularly improved pasture to be high-producing and yielding in hay season, now with 4 different ryes.

If you are seeking a productive, modern, well-serviced horse property in a high rainfall area, 89 Castella Road is exactly what you're looking for.

Text 89CASTELLA to 0448 820 022.

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