A Landmark Castella Home on 21 Acres Pastoral

4 3 8 89,034 m2

A truly remarkable property has arrived on the market. This very special 1890s property has been through many iterations. Originally the old Castella mill site, it was a blue ribbon property of its time and has been sensitively and lovingly restored to meet modern needs.

The rendered brick residence is perched upon a glorious 21 acre allotment with a perfect balance of pasture and native forest with 4 fully fenced paddocks. Upon entering the gated property, you are greeted by a glorious tree-lined driveway with glimpses of the house set back from the road. The park-like gardens offer endless vantage points for both the house and surrounding paddocks and bush.

To the entrepreneur looking to establishment themselves in the region with lifestyle and business venture in mind, there is potential for a dual income scenario (STCA) via conversion of the

Price	Expressions of Interest
Property Type	Residential
Property ID	773
Land Area	89,034 m2

Agent Details

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classic workshop into bed and breakfast or additional retreat.

Integrity
Yarra Valley & Kinglake Ranges

Stepping inside, whether it be through the formal marble-lined foyer entrance or alfresco doors at the rear, your attention will be immediately captured by the 3m high ceilings, light and stunning views from every room. These views are framed by Paarhammer triple-glazed tilt-and-turn windows and doors made of Victorian Ash, providing both excellent insulation and added security.

This home comprises 4 bedrooms (two double bedrooms), 3 bathrooms and a powder room accessed from the garden. It has 2 spacious and beautifully-proportioned living areas, flooded with light and views of the beautiful gardens and paddocks beyond. The lounge room boasts original spotted gum floorboards and salvaged early 20th century schoolhouse lighting.

The kitchen and meals area is a delight, with generous Caesar stone bench space, soft-close drawers and walk-in pantry as well as quality appliances including a gas and electric Aga oven for the cooking afficionado, Wise hydronic wood boiler stove and Bosch dishwasher.

Other features include walk-in robe and en suite in the master bedroom and built-in-robes in two bedrooms A second en suite in the other double bedroom provides options for flexible living. Two original fireplaces reflect the history of the home, while the up-to-date en suites make the living easy. Additional features include the beautifully tiled main bathroom with original shower, large laundry with great storage, double linen cupboard in the hallway, full under-floor insulation, timber plantation shutters, concrete stumps, wood heating with manifold system for hydronic panels throughout the house, with 'wet back' system for electric hot water, reverse cycle split system and large open fireplace.

Externally the essence of sustainability and regional homestead living continues, boasting a total water tank storage capacity of over 100,000L. All toilets and outside taps are fed by a spring-fed bore (potable). All paddock troughs are gravity-fed by water tanks which are in turn filled by substantial shed roofing.

Shedding comprises a custom-built lined corrugated iron and ironbark workshop approximately 11x11m, with concrete base, power and covered patio, a classic corrugated carport and woodshed (9 x7.5m) for day to day use. There is also an original 16x9m hay/machinery shed for farm use and hay storage which has been structurally reinforced to ensure longevity. Other structures you'll find useful include a potting shed, roofed cattle yards, generous dog run, large vegetable patch and expansive chicken coop and fenced run.

Exploring the land further you'll discover a seasonal creek at the rear of the property (running across three of the four paddocks) and a garden full of colour with abundant bird life. The cool-climate gardens with above-average rainfall and rich basalt soils make growing a breeze. The property boasts a stunning array of natives and exotic trees and shrubs, including gums, Japanese maples, waratahs, ash, cedar, dogwood, apple, fig, mulberry, paulownia, rhododendron, daphne, smoke bushes and ornamental grape to shade the pergola for those long Sunday lunches.

This property – the best in Castella - truly has to be seen to be believed. If you are looking for more space for horses or other livestock or a hobby farm tree change where you can grow your own vegies and live more sustainably, this is the property for you. Inspect by private appointment today and fall in love with your future home.

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