



48 Deviation Road, Kinglake

Integrity



A Rare 20 Acre Parcel Close To Town

Enjoy the space, calm and outlook of acreage living without sacrificing everyday convenience. Set on a picturesque holding within easy walking distance of Kinglake's shops, cafés and pub, this beautifully crafted single storey steel frame brick home offers a rare opportunity to combine lifestyle living with genuine land capability.

Elevated to capture sweeping views across the Great Dividing Range and surrounding farmlets, the home has been thoughtfully designed with a passive north facing orientation, ensuring it remains cool in summer and warm in winter.

Tastefully updated throughout, the light filled interiors flow seamlessly to create a welcoming environment for family living, entertaining or working from home.

The generous floorplan comprises four bedrooms plus a study or fifth bedroom, three bathrooms, an expansive open plan kitchen,

🛏 4 🚿 3 🚿 6 📏 82,483 m²

Price \$1,450,000 - \$1,550,000

Property Type Residential

Property ID 774

Land Area 82,483 m²

Agent Details

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Office Details

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dining and living area, and a large laundry/mudroom - ideal for both country living and practical day to day use.

The master suite includes a walk through robe and ensuite, while all remaining bedrooms are fitted with built in robes and are supported by excellent linen and storage cupboards throughout the home.

Quality and attention to detail are evident at every turn, with features including:

- Timber floorboards and wood heating for cosy winter evenings
- Ducted heating and air conditioning
- Double glazed windows and doors throughout
- Classic wainscoting panelling, LED lighting and custom finishes
- Handmade architraves showcasing craftsmanship rarely found

The well appointed kitchen is a standout, featuring a top of the range induction cooktop, large oven, dishwasher and an oversized walk in pantry, making it equally suited to family meals or hosting friends and extended family.

Outside, the property offers an appealing balance of cleared, usable paddocks and natural bushland, providing flexibility for those seeking a productive hobby farm, small scale primary production, or simply space to enjoy a rural lifestyle.

Established tracks wind through the bushland for walking, riding or exploring, while the cleared paddocks are well maintained and highly usable.

A large fenced house yard surrounds the home, complemented by a sprawling flat lawn - an ideal green space for entertaining, children and pets, all set amongst established gardens and abundant birdlife.

Infrastructure supporting both lifestyle and land use includes:

- Double carport
- 12m x 7m machinery shed/garage with concrete floor, power and lighting
- Over 140,000 litres of water storage

- 5kW solar system (16 panels) connected to the mains grid
- Chicken coop
- Two day yards with shelters
- Walnut orchard and established fruit trees including cherry, lemon and apple

Whether your vision includes running a few animals, growing your own produce, or simply enjoying the peace of a self sufficient country setting, the property offers the flexibility to adapt to your needs.

All of this is positioned within walking distance of Kinglake's shops, café, pub, Bollygum Playground, schools and sporting facilities, with direct access to National Park and State Forest trails close by.

It is an ideal setting for those seeking a tree change lifestyle without isolation, or a productive small holding supported by strong local community and services.

A rare opportunity to escape suburbia, work from home and enjoy space, views and versatility - all within close proximity to Melbourne's urban centres.

Private inspections are welcomed.

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