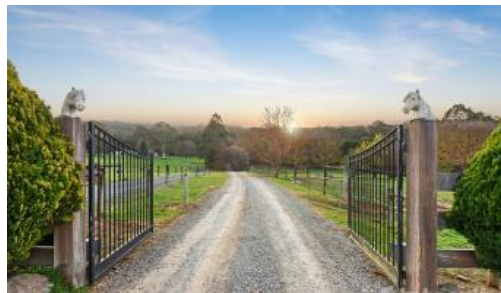




251 Gordons Bridge Road, Kinglake



A SIGNATURE KINGLAKE HOLDING

Set amongst the spectacular Kinglake landscape, 251 Gordons Bridge Road presents an exceptional 27-acre holding combining 17 open cleared acres and established bushland. First-class equestrian infrastructure - offering a level of scale, privacy and versatility rarely found in one complete package.

The aerial imagery immediately reveals the property's impressive setting, with expansive cleared paddocks transitioning into established native bushland and creating a wonderful sense of space and seclusion.

For the equestrian enthusiast, the infrastructure is a standout.

At the centre of the property is an Olympic-size, all-weather arena, featuring drainage, road membrane and hardwood sawdust, with floodlighting allowing training and riding beyond daylight hours. The arena is complemented by six shelters and multiple fenced paddocks with 4-7 strand fencing.

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Price \$1,400,000 - \$1,500,000

Property Type Residential

Property ID 879

Land Area 107,600 m²

Agent Details

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The substantial 12m x 25m barn and stable complex incorporates five stables, a dedicated tack room, hot wash, concrete flooring and power, while a further 7m x 15m hay shed provides exceptional storage with a lockable rear bay. There is also a dedicated 4m x 4m storage shed for chemicals and tack, together with a 5m x 8m horse float carport.

For machinery, vehicles and projects, the property continues to impress with a 12m x 25m machinery shed, additional storage and a triple carport.

The accompanying floorplan provides a clear appreciation of the scale and functionality with approximately 373m² of total structures spanning the residence, barn and stables, dedicated home office, machinery shed and carport.

The residence provides a warm and comfortable base from which to enjoy this exceptional rural setting, with exposed raked and truss ceilings, timber dado detailing, an Ultimate wood heater and two Panasonic reverse-cycle air conditioners. Fully insulated, the home has been thoughtfully updated while retaining its country character.

The kitchen is beautifully equipped for both everyday family life and entertaining, featuring granite benchtops, vinyl-wrap cabinetry, an Asko dishwasher and a substantial 900mm Fiatelli Onofri oven.

Accommodation comprises a generous master bedroom with wall-to-wall built-in robes and ensuite, two further bedrooms with built-in robes and a dedicated study.

The renovated main bathroom features a freestanding bath, generous 1m shower and single vanity, while the practical laundry/mud room adds another layer of functionality.

There are three toilets in total, including the external toilet.

Adding considerable versatility is the impressive 7m x 7m purpose-built external office, complete with concrete base, power, data points, reverse-cycle air conditioning, storage and a

dark room. A particularly valuable addition for those working from home or requiring dedicated professional or veterinary workspace away from the main residence.

The property is further supported by three water tanks, generator backup and comprehensive sprinkler systems to the roofs, together with established gardens and mature specimen trees including maples and a striking paulownia.

Natural water features add to the appeal, with Mountain Creek and another seasonal creek at the front of the property, while the surrounding bushland provides a beautiful backdrop and a genuine feeling of privacy.

This is far more than a traditional acreage escape.

It is an established rural and equestrian holding with the scale, infrastructure and versatility to support serious equestrian pursuits, rural living, extensive machinery and storage requirements, working from home or simply enjoying the extraordinary space that comes with approximately 27 acres.

With its combination of open country, native bushland, exceptional equestrian facilities, substantial shedding and a well-appointed residence, 251 Gordons Bridge Road represents a rare opportunity to secure a significant Kinglake property where the hard work has already been done.

A property of this calibre, scale and infrastructure demands inspection to truly appreciate everything it offers.

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