



208 Pinnacle Lane, Dixons Creek



More Charm. More Land. More Yarra Valley.

Set amongst the rolling landscape of Dixons Creek, 208 Pinnacle Lane presents an exceptional opportunity to secure a well-equipped rural lifestyle property comprising approximately 52 acres with the infrastructure, water and versatility to support a wide range of interests.

The property greets you with a tree lined driveway and Australian native plantings, then a beautifully renovated three-bedroom mudbrick home. The layout provides comfortable accommodation with an open-plan kitchen and living area centred around a Coonara wood heater, which provides warmth throughout the home. The kitchen includes an electric cooktop, exhaust fan, dishwasher, large pantry and skylight, while a split-system provides additional heating and cooling. All three bedrooms feature built-in wardrobes, with a practical laundry offering excellent storage and direct outdoor access.

Outside, the property is particularly well equipped for those

3 1 2 52.00ac

Price \$1,600,000 - \$1,750,000

Property Type Residential

Property ID 883

Land Area 52.00 ac

Inspection Times

Sat 24 Oct, 2:00 PM - 2:30 PM

Agent Details

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Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra

requiring substantial storage and workspace. A large 20m x 6.5m waterproof polytunnel provides open-bay storage with vehicle access from both ends and approximately 2.5m clearance. A separate three-bay shed features two full-height roller doors, an open bay suitable for a large caravan, stainless steel work benches, extensive cupboard storage and shelving. There is also a three-bay carport incorporating a separate enclosed storage area with concrete flooring, while a powered hay shed provides further tractor and equipment storage.

A level hardstand area above the three-bay shed provides space for approximately five vehicles and has previously accommodated trailers, machinery and larger equipment.

Water is a significant feature, with three 20,000-litre tanks providing 60,000 litres of household water storage, supplemented by a 5,000-litre tank servicing the three-bay shed. Rainwater is captured from the home, carport and sheds, with underground overflow systems connecting the tanks. The household water supply passes through an AquaSafe three-phase UV filtration system, with a near-new pump servicing the home. Two dams are connected to underground irrigation infrastructure supplying the polytunnel, gardens and property, while a total of five dams provide an extensive additional water resource. One of the main dams has been stocked with silver perch and yellow belly.

The land is divided into three paddocks, including a main paddock with two dams, a second paddock with a large dam and a fully fenced bush paddock extending across the upper portion of the property towards the Steels Creek side. The bush paddock provides additional privacy and recreational space, with established tracks used for trail riding and exploring the property.

For those seeking a property where there is genuinely room to pursue country interests, the infrastructure here is extensive. There are dedicated areas for machinery, caravans, trailers, firewood and equipment, together with two wood-fire shelters and established irrigation infrastructure.

The location adds another dimension to the lifestyle. Steels Creek

Glen, VIC, 3775 Australia

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Integrity
Yarra Valley & Kinglake Ranges

runs across Pinnacle Lane, while local reserves, parks, tennis courts and riding routes are all within easy reach. De Bortoli Winery is just a short walk away, providing a convenient local destination for breakfast, dining or a relaxed weekend afternoon.

Whether you're looking for a rural family home, a base for recreational pursuits, space for machinery and equipment, or simply the freedom that comes with land, water and substantial infrastructure, 208 Pinnacle Lane offers a compelling Yarra Valley lifestyle opportunity.

**** INSPECTION BY APPOINTMENT - CONTACT JOEL ****

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