



265 Watsons Road, Kinglake West



A Country Estate That Delivers the Complete Lifestyle

Set across approximately 52 acres in the beautiful Kinglake West countryside, this impressive rural property combines a substantial, beautifully appointed family residence with outstanding equestrian facilities, extensive shedding and the infrastructure to make country living both comfortable and practical.

The north-facing main residence offers four generous bedrooms, a dedicated study, three bathrooms plus a powder room, and multiple living spaces designed to give everyone room to spread out. Spotted gum timber floors, plush wool carpets, 2.7m ceilings, square-set finishes and double-glazed windows add a quality feel throughout.

At the centre of the home is the impressive open-plan kitchen, dining and living zone, with a striking waterfall stone island, 900mm Smeg 5-burner cooker and rangehood, walk-in butler's pantry and excellent storage. A Rayburn combustion stove

5 3 10 211,503m²

Price \$2,300,000 - \$2,400,000

Property Type Residential

Property ID 891

Land Area 211,503 m²

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provides a beautiful country touch, with wet-back connection to the home's hydronic heating system.

The two main bedrooms are thoughtfully positioned, with each featuring a walk-in robe and ensuite, while the additional bedrooms, dedicated study and separate rumpus room provide plenty of flexibility for family living, guests or working from home.

Comfort is well catered for with hydronic heating throughout plus ducted refrigerated heating and cooling, while the home extends effortlessly outdoors with a substantial wraparound deck and approximately 55m² of covered alfresco entertaining, complete with fans and lighting.

A comprehensive CCTV security system provides added peace of mind across the property, complementing the extensive infrastructure and allowing key areas of the home, shedding and surrounding grounds to be monitored.

Equestrian & Rural Infrastructure

For those looking for a genuine country lifestyle, the infrastructure here is a standout.

The property includes 12 separately gated paddocks with troughs and electric fencing, a separate horse shelter/stable with its own 2,000-litre water tank, an 18m round yard and a substantial 28m x 6m shed incorporating four 4m x 4m stables.

The horse arena measures an impressive 60m x 30m, providing excellent space for training and riding.

And the shed is so much more than storage.

It includes two bedrooms, a bathroom, onsite office space, lined roof, Mitsubishi split-system heating/cooling, three roller doors and additional access, making it an incredibly versatile space for those needing room for work, hobbies, machinery, guests or additional lifestyle accommodation.

Extensive water storage includes two 30,000-litre tanks plus three additional 22,500-litre tanks. The property has been wired

to connect a generator if required, while gas hot water and telephone connection to the shed add further practicality.

The home's 8kW solar system, supported by two inverters, contributes to the property's efficient infrastructure, with 32 solar panels in place. Additional lifestyle features include a dam stocked with yellow belly and silver perch, 10 veggie patches and a triple lock-up garage with internal access and an electric vehicle charger.

For those seeking productive land, the front paddock yields approximately 60–70 5ft round bales annually, adding another practical dimension to the property.

The home was built by Mattador in July 2024 and remains under builder's warranty until 2031.

Surrounded by open paddocks and established bushland, this is a property where the scale of the land, quality of the home and extensive improvements come together to create something genuinely special.

Approximately 52 acres. A substantial country residence.

Exceptional equestrian facilities. Serious shedding.

Comprehensive infrastructure. And a lifestyle that gives you room to live it your way.

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