

85 Rosella Road, Wesburn, VIC, 3799



Acreage Semi-rural For Sale

Friday, 15 November 2024

85 Rosella Road, Wesburn, VIC, 3799

Bedrooms: 5

Bathrooms: 2

Type: Acreage Semi-rural



Ashley Hutson

Heritage Charm Meets Modern Living on 82 Acres

Yarra Valley Views, Privacy, Lifestyle & Convenience

Imagine coming home to your Victorian Federation home on 82 acres with breathtaking valley views and rich natural surroundings. This exceptional property offers a private and luxurious lifestyle that feels a world away and yet is conveniently located just minutes from Yarra Junction and an hour from Melbourne's CBD.

A Perfect Blend of Heritage and Luxury

Built in 2009 with meticulous attention to detail by Bluewater Master Builders, this Harkaway Victorian home radiates classic charm with period features like 10ft ceilings, decorative ceiling roses, gutter cornices and corbelled archways, enhanced by luxurious finishes such as Spotted Gum flooring and granite kitchen benches. Every corner of this home exudes elegance, from the marble shower and clawfoot bath in the master ensuite to the Merbau decking and veranda that wraps around the house.

Embrace an Envidable Lifestyle

With five spacious bedrooms plus study, four main living areas with enclosed alfresco there's space for every occasion whether hosting gatherings on the entertainment deck by the in-ground pool or enjoying a cosy night by the wood fire. Outdoors, the property invites adventure and relaxation alike, direct access to walking trails, endless open pastures, tall mountain ash, tree ferns and dams stocked with native fish.

Highlights at a Glance

- Federation Design: Victorian era design with modern luxury designed for a large family.
- Location: Ideally situated in an elevated position, North/South facing with views across the valley and the privacy of a no-thru road.
- Nature at Your Doorstep: Admire Wedge-tailed eagles, Black Cockatoos, Sambar Deer and hand-feed King Parrots or enjoy walking trails through the National Park and State Forest which border the property.
- Idyllic Outdoor Living: Inground saltwater pool, alfresco with fireplace, and expansive entertainment deck.

The owner's love for this home is evident in the thoughtfully designed spaces, quality fixtures, the iridescent autumn colours of the Lipstick Maple tree-lined driveway, and the diverse lifestyle options it offers. Whether you enjoy swimming, fishing, camping, horse riding, nature walks, motorbike or mountain-bike riding, entertaining friends and family, making wood-fired pizzas or gazing at the stars in a clear night sky while sitting around an open fire, this is a property where memories are made.

The Home

- Harkaway designed Victorian Federation home built to a 5-star rating by Bluewater Master Builders completed in Nov 2009
- Period features include 10ft ceilings with gutter cornices, decorative ceiling roses, corbelled archways, & ornate chandeliers
- Spotted Gum wood flooring throughout all living areas
- 5 x bedrooms plus study all with built in robes and ceiling fans
- Master with French Doors and Ensuite with Marble Shower and Clawfoot Bath
- 4 main living zones including an enclosed alfresco with fireplace and triple sliders opening out to the large entertainment deck adjoining the pool area
- Large Family Kitchen with stunning Granite benches and Walk-In Pantry
- 8ft Merbau decking around the home
- Large in-ground Saltwater Pool professionally installed 10.7x4.5m
- Heating and cooling with two large split-system reverse-cycle air conditioning units and two wood fires

The Property

- 33.28 HA (approx. 82 acres) with 90% pasture suitable for cattle grazing & breeding and 10% natural bush (messmate, mountain ash and tree ferns)
- Ample fresh water with 54,000 litres rainwater storage
- Permanent creek provides gravity-fed pressure water, unlimited for stock & domestic use
- 3 dams including a large spring fed dam including 2 stocked with native Australian Bass, Murray Cod and Golden Perch
- 7 x fenced paddocks, cattle race and under-cover yards with cattle crush and loading dock
- 4 Bay Machinery Shed
- 2km from the Yarra River with views of Mt Donna Buang and Mt Little Joe
- Nearby walking trails to Don Valley, Warburton & Lilydale

The Convenience

- 7 minutes to Yarra Junction, 25 minutes to Lilydale and 1 hour to Melbourne CBD
- Yarra Junction offers: Caulfield Grammar, Upper Yarra Secondary College, Wesburn Primary School, YJ Primary School, Little Yarra Steiner School, Safeway, Gym, Indoor Pool and Sports Stadium, Post Office, Library, Medical Centres, Chemists, Banks, Hardware, Coffee Shops, Bakeries, hotels and restaurants