

**260 Healesville-Koo Wee Rup Road, Healesville, VIC,
3777**



House For Sale

Tuesday, 26 November 2024

260 Healesville-Koo Wee Rup Road, Healesville, VIC, 3777

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Type: House

Welcome to Ambrooke - Stunning Country Living with Equestrian and Lifestyle Features!

Set against the backdrop of nature's beauty on an exceptional 18.35 hectares of land, this exceptional property perfectly balances modern luxury, rustic charm, and practicality. Located in a tranquil country setting, it offers ample living space, first-class equestrian facilities, and fertile land ready for any passion project. Whether you seek peaceful seclusion, a thriving business opportunity, or room to grow, this property has it all.

The home itself is a stunning four-bedroom brick homestead with a large study/5th Bedroom and a double garage, all designed for family enjoyment and entertaining with an abundance of additional storage space. The master suite is a true retreat, with a chandelier, feature panelling, and an ensuite that includes a clawfoot bath and double vanity. The open-plan living areas are filled with natural light, thanks to high ceilings, large picture windows, and exquisite spotted gum timber flooring. Thoughtful design elements such as barn doors, skylights, and feature lighting enhance the modern farmhouse charm of the home.

At the heart of this beautiful home lies a near new bespoke country kitchen, crafted with no expense spared. The kitchen features Caesarstone benchtops, 2-pack soft-close cabinetry, and high-quality Italian tapware. Its farmhouse double sinks, an integrated Bosch dishwasher, and a central stone island offer both style and functionality. The Ilve 900mm oven with a gas cooktop and pendant lighting add a touch of luxury. LED-backlit overhead cupboards and a Le Mans corner pullout provide easy access to everything you need.

Equestrian enthusiasts will be thrilled with the property's facilities, offering 45 acres divided into 17 paddocks all with electric fencing, a loose box, automatic water troughs and laneway access. The property is currently running a successful horse agistment business, with plenty of space for more horses. The large sand round yard and two wash bays cater to training, while the tack room and undercover bays offer convenient storage for all your equestrian equipment. There is also a riding paddock and direct access to trails along Coranderrk Creek, perfect for peaceful horseback rides.

In addition to its equestrian facilities, the property offers a wealth of farming potential. Including a cattle crush. Featuring two Colourbond sheds with high clearance, a small orchard of mandarins, apples, lemons, pears, and 30 hazelnut trees, along with garden beds and a hothouse, provide ample opportunities for growing your own produce. The large, fox-proof chicken coup and adjoining stable area are perfect for expanding your farming ventures. Sustainability is key, with 27 solar panels (10kW), the property runs on mains water with the addition of rainwater tanks and modern systems, including ducted vacuuming and five split-system air conditioning units.

For those who love outdoor living, the home features expansive front and rear verandas and an alfresco area with polished concrete floors and café blinds. Stunning mountain views are visible from almost every room, and the property's beautifully landscaped grounds, including a rare redgum tree, add to its charm. The solar-powered front gates and tree-lined driveway ensure privacy and security, creating a peaceful retreat from the outside world.

The property also offers a thriving roadside flower business, which has become a local landmark over the past four years. As an additional bonus, there is a private dog park, providing another potential income stream. Secure, high-fenced areas for dogs, as well as a purpose-built cat run with a door leading directly into the house, make this property a paradise for animal lovers.

Located just 5 minutes from Healesville and 20 minutes from Lilydale on a sealed road, close to top wineries in the valley, this property offers the perfect mix of seclusion and convenience. Whether you're seeking a peaceful lifestyle, a business venture, or room for growth, this extraordinary home is ready to be your dream country escape. Come and experience the tranquillity, comfort, and potential this property has to offer.