

95 King Trak, Chapple Vale, VIC, 3239



Rural For Sale

Sunday, 3 November 2024

95 King Trak, Chapple Vale, VIC, 3239

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Type: Rural

"Tolemac"

A unique opportunity to acquire a stunning haven and working farm, developed over 30 years. Located 40 minutes from Colac and 2 hours from Melbourne, this 106-acre (plus 10 acres of permanently leased River frontage) property offers a 350m² two-level residence surrounded by 3 acres of European and native gardens, with a terrace, colonnade, outdoor chess area, sweeping lawns, and various fruit and nut trees. The mod grass tennis court, complete with a gazebo for outdoor dining, complements the serene setting.

The blue gum-clad home features 4 bedrooms (including 2 guest suites), 4 bathrooms, 2 large living areas, a music room, a fitted library, and a study. The modern kitchen includes marble benches and all-Miele appliances. The house, highlighted in Country Style magazine, showcases Jarrah floors, wood-fired hydronic heating, a Jetmaster fireplace, 3 split systems, and extensive double-glazed windows offering park-like valley views. Water is supplied by domestic rainwater tanks with a 150,000-litre capacity, while a 24kva backup generator ensures continuous electricity.

The land comprises half pasture for cattle grazing and half natural rainforest with Stringybarks, Manna Gums, and Blackwoods. Sheeppark Creek flows through the property, providing water for a dam that supports the gardens, orchard, and fire management system. The fenced orchard, with 140 heritage apple trees, offers commercial potential.

Extensive outbuildings include a 10m x 12m steel machinery shed, a 10m x 11m woodworking shed with mezzanine, a 24m x 6m hay shed, a carport for 4 vehicles, henhouse, hothouse, and stables. Additionally, there is a picturesque fireproof CSR Hebel brick cottage for Guest use.

Conjunctional Agency: Haydens - Torquay - Bryan Hayden 0417 613 250