

# 2165 Monash Way, Yinnar, Vic 3869



## Acreage For Sale

Thursday, 15 February 2024

2165 Monash Way, Yinnar, Vic 3869

Bedrooms: 6

Bathrooms: 3

Parkings: 14

Area: 11 m2

Type: Acreage



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## Expression of Interest

Nestled discreetly away from the road is this breathtaking lifestyle/horse property. The main entrance guides you through remote security gates past majestic maple trees lining the driveway. Architecturally designed in a heritage style, this double-storey brick veneer country manor features a clever layout that divides the five spacious bedrooms into distinct zones, each equipped with walk-in wardrobes and two with full ensuites. The entire second storey is dedicated to the luxurious main bedroom suite, offering awe-inspiring views over the property. Enjoy these panoramic vistas from your two-person spa bath, complete with a built-in motel-style timber mini-bar and fridge space. Unexpected delights are behind every door, including the resort-style cedar indoor pool room with sandstone paving, which seamlessly connects to the atrium, powder room and outdoor entertainment area. Solar or gas units heat the pool and a spacious sauna and separate shower room complete this enticing space. The Tasmanian oak kitchen has African granite benchtops and splashbacks; leadlight skylights; butlers pantry/laundry area, a St. George electric double oven, Ilve gas cooktop, Miele Dishwasher and plumbed-in water filter and boiling water taps. Outside, a massive 30m x 12m powered machinery/car/toys storage shed on a concrete floor with two remote-controlled doors awaits. With high-powered LED lighting, plumbed gas connection points and toilet facilities. At one end there is a one-bedroom fully SC unit, featuring living/dining, kitchen with stone benchtops, gas/electric stove, dishwasher, Daikin split system, ceiling fan, bathroom/laundry with a full-size bath, separate shower and toilet. Above is a mezzanine for additional storage. An adjoining workshop with a car hoist, roller door and aircon completes the setup. For equestrian enthusiasts, a separate driveway accesses a 20m x 40m sand arena (with floodlight) and a stable block with four stables, concrete floor, adjoining yards, tack room and float/hay/storage shed - all wired for lighting and power (via generator), a roof sprinkler system, water tank, reticulated dam tap; two additional paddock shelters and direct access to riding trails. Notable features of this high-end property include: Vaulted ceilings, craftsman built-in cabinetry Blackwood wet bar, fitted office Family/dining Formal lounge Sewing/hobby room Dedicated study room Sitting/TV room Music studio, rehearsal area/theatre room Axminster carpet Indoor heated pool and sauna Double remote garage, extra sink Heatcharm slow combustion wood heater with firewood room Storage galore 2 ducted RC aircon units 3 additional split systems Ducted vacuum Upgraded security system with high-res cameras 3 Instantaneous Gas HW units 9kw Solar and storage battery 30,000 gallons (113563lt) rainwater 3-phase irrigation water pump External wash trough/hot wash Automatic paddock troughs Automatic garden bed sprinklers Golf course-style pop-up lawn sprinklers Roof sprinklers on outbuildings and two fire-fighting pumps Established landscaped gardens, paved areas and ornamental trees 13 paddocks. Running horses, sheep, cattle and cut for hay; mains electric fence unit, plain wire, ringlock and double-fenced boundary with shelter belt trees Stock yards and loading ramp Small orchard, young olive tree grove, greenhouse and productive vegetable garden Discover two oversized lakes with islands, perfect for fishing, jet skiing, and swimming, adding an unparalleled dimension to your recreational options. Don't miss the opportunity to experience the epitome of luxury living in this extraordinary equestrian estate. Private inspections only by phoning Racquel Dickson 0421 333 115 First National LATROBE