

# 5 Range Road, Gruyere, Vic 3770

## Acreage For Sale

Friday, 15 March 2024

5 Range Road, Gruyere, Vic 3770

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 16 m2

Type: Acreage



Sarah Savio



Skye Corrigan  
0480459079

## Price Reduced! \$2.2 mil

In arguably the most elite position for the Yarra Valley, walking distance to some of the best vineyards such as Levantine Hill, Soumah, Rochford yet a short drive to either Lilydale, Coldstream or Healesville. This property is one to see. Greeted with a private entrance lined with established conifer trees setting the path for the property, positioned on a breathtaking 40 acres (approx.) Built on the top of the hill, the house captures views at every turn over Mount Toolebewong & the beautiful Valley ranges. This adorable weatherboard three-bedroom residence consists of a combined kitchen, meals and living area with electric cooktop, wall oven, range hood, generous pantry space and bench tops flowing through to the open meals zone and generous lounge space with a central fireplace all overlooking the vineyards of Coldstream Hills & Levantine Hill. The main bedroom with a walk-in robe and ensuite consisting of a large shower, vanity with generous bench space and toilet. Another two spacious bedrooms with double built-in-robos are serviced by the main bathroom with shower, toilet and generous vanity with storage space. A wrap around verandah is the perfect space to enjoy a coffee or a wine also accompanied with a spa positioned perfectly for the sunsets. The home has previously been used as a successful air B & B 'Heaven on Earth'. Positioned so close to our incredible vineyards including Rochford Estate. Further inclusions on the main residence include laundry with generous bench space, double linen cupboards, a generous 5kw solar system with NNE orientation consisting of 21 panels and a 5Kw solar edge inverter, and split system heating/cooling. The spectacular grounds for every family to enjoy with established gardens, double carport attached to the house & single carport with sealed walls for additional trailer/caravan storage. Heading down to the shed, it is the prime set up for the equine enthusiast or man cave, set up with power, water, stables, tack room, tie ups, concrete base shed and three water tanks (totalling circa 90,000L) supplying the water to all the paddocks via pump float switches. The property also holds a sand based horse track which was once used for trotters. With multiple paddocks with shelters, great fencing, three generous dams, 8.0 megalitres of water rights. The property has a stand alone system incorporating a 22Kva Generator with a 150L Diesel tank supply including a 125A Automatic Transfer Switch. At the base of the property there is an additional shed which has been utilised for machinery over the years, equipped with a small kitchenette and bathroom with additional zone to relax.