

170 Long Gully Road, Healesville, Vic 3777

Acreage For Sale

Friday, 3 November 2023



170 Long Gully Road, Healesville, Vic 3777

Bedrooms: 4

Bathrooms: 2

Parkings: 14

Area: 8 m2

Type: Acreage



Ian Vine

\$1,650,000 to \$1,810,000

With more than 20 beautiful acres of cleared and natural land and a Grand Mudbrick home, this property is perfect for making your country dream escape a reality. Winding your way up the driveway, privacy is paramount and yet clear fertile grasslands abound to both sides. The home is nestled in the pastured valleys of the Healesville, Dixons Creek, Yarra Glen triangle, with Long Gully Road boasting a mix of farmland and vineyards. A quintessential Yarra Valley landscape and a much sought after location, only a short drive into Healesville and not much further to Yarra Glen or a just over an hour to Melbourne CBD. Crafted of Messmate poles harvested from nearby forests, Oregon Beams from Canada, Radiata Pine from New Zealand and mudbricks hand crafted onsite the home is set over three levels. Occupying the first level, is an expansive open living zone that offers flowing activity zones that will suit modern living, all cloaked in a scale of living that is rarely offered, The soaring ceilings and an amazing feature fireplace; that will draw you in with its own gravity on intimate cold winter nights or when entertaining on autumnal evenings, offer living on a grand scale. This work of love took four years to complete as essential inclusions were carefully sourced and crafted to meet the vision of the creator; construction started in 1981 and continued thru to the mid eighties. Also on the first level is a fourth bedroom; located in a private position off the short hallway that leads toward the second level. This which would also be ideal space for a home office, craft or guestroom. Leaving the fourth bedroom, one is tempted to continue on but taking a moment and looking down instead of up and a small door appears. A storage place: No, a priest hole that leads to a generously proportioned wine cellar. This home is the complete deal. The second level offers two spacious bedrooms and a separate living area that is the ideal place when your in the mood for cozy. This is an ideal zone for a full size home office (if required) or just the place to catch a quiet movie. Upwards to the third level is the mezzanine master bedroom that sits high above the grand living spaces this home so proudly presents. The master bedroom is serviced by an ensuite and generously proportioned changing room/walk in robe. While some mudbrick homes have the reputation for being dark, this home defies this, bright open spaces and lots of natural light, with big windows maximising the views beyond. Stepping outside and nothing less than the Yarra Valley is on show with panoramic western views across the grasslands and vineyards. The western outlook offers a stunning pretext to a distant Melbourne backdrop. Paddocks have been home over the years to ponies, horses, goats and cattle, while the gentle slopes (and neighbours!) may inspire a vineyard planting. The choice is yours. Towards the rear of the property the pasture give way to bushland as you pass by the dam; From here a trusted mount can take you on forever... This wonderful property is a must to inspect. Private Inspections Only

Internal Features
4 Bedrooms
Mezzanine Master Bedroom with Ensuite and Walk In Robe / Dressing Room
Soaring Ceilings and Mezzanine Level Supported by Oregon Beams Imported from Canada
Merbau Kitchen Bench Tops
Kitchen Shelves
Messmate Timber Poles and Main Fireplace Mantlepiece
Radiata Pine Flooring Imported from New Zealand
Main Living Space Features
Soaring Open Space
Red Telephone Box
Grand Fire Place, Reverse Cycle Split System Heating and Cooling Offer Year Round Climate Control
Second Living Space for Cozy Nights In
Second Living zone Features Cast Iron Fire Place and Hosts Bedrooms 3 and 4
120 Year Old Wagon Wheel Light Fittings
Fixed Door Features from Provincial France and the Warrandyte Church that Burnt to the Ground Circa Half a Century Ago amongst a Plethora of Curios and Historical items of interest Included
Many Pieces of Furniture will be Available for Sale with the Property as Additional Chattels (If of Interest)
External Features
2 Dams
Bridge Over House Dam
6 Paddocks
Fencing in Good Condition; Currently maintaining 2 Horses