

# 20 Rathjens Road, Flynn, Vic 3844

## Acreage For Sale

Tuesday, 25 June 2024



20 Rathjens Road, Flynn, Vic 3844

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 9 m2

Type: Acreage



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**\$999,000 - \$1,099,000**

Nestled in the serene countryside of Flynn, "Willowbrook" at 20 Rathjens Rd is a remarkable property that seamlessly blends rural charm with modern comforts. Set on an expansive 23.17 acres, this fully fenced estate is an equestrian lover's dream, boasting a 60m x 20m horse arena, ample shedding, and a picturesque creek running along the entire boundary.

**Main Residence:** The main residence is a stunning brick home that exudes elegance and warmth. With four spacious bedrooms plus a study, and two well-appointed bathrooms, this home is perfect for families or those who love to entertain. The grand entryway welcomes you with original marble flooring, a testament to the home's timeless beauty.

**Bedrooms:** 4 + Study **Bathrooms:** 2 **Key Features:** Original marble flooring in the entry Solid fuel heating for cozy winters Wrap-around verandah for year-round enjoyment Exquisite stand-alone outdoor gazebo, ideal for relaxing or entertaining.

**Tiny Home:** In addition to the main residence, Willowbrook features a charming tiny home. Perfect for guests, extended family, or even as a rental opportunity, this cozy dwelling includes a kitchen, one bedroom, a sitting area, and a bathroom.

**Bedrooms:** 1 **Bathrooms:** 1 **Key Features:** Fully equipped kitchen Comfortable sitting area

**Property Features:** The sprawling estate is a haven for those seeking a tranquil lifestyle with all the amenities needed for modern living. **Land Size:** 23.17 acres **Equestrian Facilities:** 60m x 20m horse arena **Water Features:** Creek running along the boundary, irrigation system **Additional Structures:** Ample shedding for storage and projects

Whether you're an avid equestrian, a nature enthusiast, or simply someone who appreciates the finer things in life, Willowbrook offers a unique opportunity to own a piece of paradise. This property is not just a home; it's a lifestyle. Don't miss the chance to make Willowbrook your own. Contact Racquel Dickson 0421 333 115 First National LATROBE