

75 Ricketsons Ln, Launching Place, VIC, 3139



Rural For Sale

Saturday, 31 August 2024

75 Ricketsons Ln, Launching Place, VIC, 3139

Type: Rural

"Ricketsons Lane" - Your Yarra Valley Happy Place!

With a gentle slope from back fence to front, the 50* acre property with neatly cleared paddocks, dissected by a winter fill creek lined either side by established pines, is the perfect country playground for family and friends.

Brilliantly located at the back of the property, overlooking the farm and the Seville Valley in the distance, a "ready to go" modern and comfortable weekend getaway is in place and the foundations have been laid for further substantial 3 to 4 bedroom residential living.

A newly constructed 3 bay shed on a concrete slab, includes solar panels, rainwater tank and instantaneous gas hot water system. Used primarily for storage, the shed also includes a convenient kitchenette, shower and toilet and sleeping loft.

Neat as a pin, the property can be best described as a hidden blank canvas.

A row of established pine trees that follow a creek through the centre of the property, effectively acts as fence that splits the property into two paddocks. The "top" paddock is often used for campfire, with a large fallen tree the designated area for campfires and awe inspiring views to the valley below. Paddocks are cut for hay annually and would be ideal for running a small herd of cattle or agisting horses.

A shared set of cattle yards at the front of the property provide for easy movement of livestock in and out of the property.

- Seville - 15km* - 18min*.
- Healesville - 18km*, 21min*.
- Doncaster - 50km*, 56min*.
- Melbourne CBD - 67km*, 78min*.

Under an hour from Melbourne's eastern suburbs, the peaceful sanctuary of "Ricketsons Lane" is 18* minutes from Seville and 21* minutes from the popular Yarra Valley township of Healesville.

Like its nearby zoo neighbour, "Ricketsons Lane" is a country lifestyle sanctuary you'll want to visit, own and stay.

For further information including inspections by appointment only, contact Nik Patek on 0409 936 210 or Jason Hellyer on 0403 043 571.

#Sanctuary #Retreat #Peaceful #Country #CountryLifestyle #CountryLiving #Farm #FarmLifestyle #FarmLiving
#Property #Healesville #Seville #YarraValley #YarraRanges #RegionalVictoria #RayWhiteGroup #RayWhiteRural
#RayWhite