

**8590 Goulburn Valley Highway, Whiteheads Creek,
VIC, 3660**



Rural For Sale

Monday, 28 October 2024

8590 Goulburn Valley Highway, Whiteheads Creek, VIC, 3660

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Type: Rural



Kerry Rishworth
0357972799

"Cherry Tree Range" - A Versatile 128-Acre Country Retreat

The team at Nutrien Harcourts Yea is pleased to present "Cherry Tree Range", unveil the ultimate fusion of privacy, tranquillity, and rural charm at an extraordinary 128-acres (approx.) that defines countryside living. Perfectly positioned in a centrally located North of Melbourne location, this exceptional property delivers not only a thoughtfully designed family residence but also expansive, multifunctional acreage that caters to equestrian enthusiasts, agricultural ventures, and lifestyle connoisseurs alike. Whether you're seeking a private retreat or a dynamic rural lifestyle, "Cherry Tree Range" offers boundless possibilities with every modern comfort amidst breathtaking natural beauty.

The Home:

This well-maintained 4-bedroom, 2-bathroom brick veneer family home offers impressive open-plan living thoughtfully designed for family life with the added comfort of modern amenities, delivering a perfect balance of style and functionality throughout, the ideal backdrop for a vibrant family lifestyle. Features include:

- 4 bedrooms + study, spacious bedrooms, including a master with ensuite.
- Versatile open plan kitchen, dining and living room with a formal entrance and open floor space: stylish and functional, perfect for family gatherings and entertaining.
- Large walk in storage room & laundry with external access.
- Modern comforts: 2 wood fire boxes & 3 well located split system air conditioning.
- Floor to ceiling windows boasting natural light and a phenomenal rural outlook.
- Outdoor living: enjoy the beautiful surroundings from the large verandas that grace both sides of the home, offering the perfect spot to relax. Salt-chlorinated swimming pool perfect for cooling off on a hot summer's day. Surrounded by a high flow sprinkler system doubling as fire protection.

The Property:

The ruggedly landscaped grounds are a showcase of versatility and elegance, designed to cater to both agricultural ambitions and equestrian passions. Every inch of this expansive property is thoughtfully crafted, offering cleared pastures, expertly divided paddocks, established facilities for horses, livestock, and crops alike. Whether you envision cultivating the land or indulging in equestrian pursuits, the property's immaculate layout-complete with high-wire fencing, deer pens, and an Olympic-sized horse ménage-ensures that "Cherry Tree Range" is as functional as it is breathtaking. Features include:

- Equestrian Facilities: Designed with the serious equestrian in mind, the property boasts an Olympic-sized horse ménage and a large horse box accommodating up to 4 horses, offering ample space for training and care.
- Exquisite Landscaping & Recreation: The gardens are a country dream, with lush lawns, an orchard brimming with fresh produce, a full size tennis court for leisurely play, and a grand entrance lined with majestic European plane trees, creating an awe-inspiring first impression.
- Reliable Water Supply: Enjoy the peace of mind with town water access, supported by bore water, 5 Meg pumping rights and 7 well-maintained dams (2 spring fed), ensuring efficient irrigation and year-round water supply across the property.
- Extensive Paddocks & Fencing: The estate is fully enclosed, offering numerous paddocks, electrified fencing for livestock security, and specialized deer pens along with over 40 acres (approx.) of high wire fencing, catering to diverse farming and animal-keeping needs.
- Cattle yards, a spacious hay shed, 2x fully equipped 4 bay machinery sheds with workshops & studio featuring concrete flooring, electricity, and water connections, providing unparalleled convenience for all your agricultural or business operations.
- Double Roller Door Shed: A robust, spacious fully insulated shed, finished with split systems, office, with power connected.
- Enclosed shed with full workshop, vermin proof dry storage, studio and open parking.
- Prime Access & Frontage: Offering direct, sealed road frontage from the Goulburn Valley Highway, the property enjoys seamless access, while the seasonal creek and scenic surroundings add to the tranquil charm of the estate.

Despite its secluded, private setting, "Cherry Tree Range" remains incredibly accessible being just 7 km to Seymour, with the charming towns of Yea and Tallarook nearby. Only 1 hour from Melbourne via the Hume Freeway, offering the perfect blend of countryside serenity and city convenience. Less than 400 meters to the Goulburn River for fishing, boating, and outdoor adventures.

"Cherry Tree Range" is a rare gem, offering an exceptional opportunity to own a vast, adaptable property in a highly coveted location. Whether you're passionate about equestrian sports, seeking an expansive rural lifestyle, or desiring a peaceful retreat with scenic beauty, this estate caters to all dreams.

Inspections are by private appointment only, contact one of our friendly agents for a full information package and to arrange your private inspection today.

* Inspections for this property are strictly by private appointment only.

Please respect the peace and quiet nature of the region and do not enter the property grounds without being accompanied by an agent. ** All information contained herein is gathered from sources we believe to be reliable however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.