



550 Paradise Falls Road, CHESHUNT, VIC 3678

'Paradise Plains' - A Rural Oasis in the Upper King Valley

135.17 hectares, 333.99 acres

Elders Real Estate Wangaratta are proud to present an exceptional and unique property known as 'Paradise Plains'. Situated at 550 Paradise Falls Road in Cheshunt, Upper King Valley, this pristine rural holding, covering 135 hectares (or 334 acres) of fully cleared and productive farmland, is a remarkable opportunity for those seeking a blend of recreation, lifestyle, and farming on a grand scale.

The Perfect Rural Escape

The property is located just ten kilometers away from the charming Cheshunt township, where you'll find essential amenities such as a general store, bakery, and the iconic Cheshunt Public Hall. Offering a rare combination of convenience and seclusion. Additionally, the property is conveniently situated near Whitfield, a renowned gastronomic and winery district, offering an array of overnight accommodation options for visitors.

Farming and Lifestyle Excellence

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P130420

SALE DETAILS

\$1,995,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street

Wangaratta, VIC

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Michael Everard

0408 653 161

'Paradise Plains' is not just a place of exceptional farming and cattle breeding potential, but also offers an idyllic living and lifestyle experience. The current owners, who come from professional backgrounds in aerospace engineering and construction, have meticulously crafted this property into a haven of excellence.

The centerpiece is a fully engineered, council-permitted, steel-framed residence clad in durable Colorbond. Measuring an impressive 15 x 15 meters with a six-meter internal spanning height. This structure features six bedrooms, four of which are on the mezzanine level, along with two family bathrooms, a fully equipped kitchen, and expansive living areas. The interior is complemented by a significant wood-fired combustion heater, abundant downlighting, and a roller door for easy access. The building is fully insulated, ensuring comfort year-round.

One remarkable aspect of this structure is the panoramic southern view it offers, showcasing the breathtaking Mount Cobbler and the Alpine National Park, which neighbours the property. The building is self-sufficient, with an inground septic sewerage system, a substantial rainwater tank collection, and a large solar panel assembly that provides 240-volt power throughout.

Adjacent to the residence, a spacious 13 by 10-metre high-clearance workshop, machinery shed, and feed storage facility meets all the farm's equipment and storage needs. The property also boasts a set of steel cattle yards with a loading race, designed for ease of use and efficiency.

Land and Livestock Opportunities

The property has hosted up to forty-two head of cattle, but it is ideally suited for a cow and calf enterprise with more substantial stock numbers, thanks to its fully developed pasture capacity. Permanent creeks and a drought-proof spring, along with multiple dam sites for stock water, take full advantage of the high rainfall. The boundary has been meticulously re-fenced with concrete posts and quality wire fencing. There are plans to increase internal paddock subdivisions and implement a pasture development program to maximize productivity.

An Idyllic Setting

The property's gentle slope allows for picturesque views from its elevated position. The entire site is strategically designed to capture the surrounding natural beauty and serenity, creating an atmosphere of tranquility and luxury.

Future Potential

There is excellent potential for a self-serviced eco-cabin style accommodation development on the property, catering to the ever-growing tourism demand in the Upper King Valley. The region is known for its wineries, the Mountain View Hotel, and a wide array of epicurean delights. Additionally, outdoor enthusiasts will appreciate the fishing, deer hunting, and the bountiful nature surrounding the area.

Your Piece of Paradise

'Paradise Plains' is a property that caters to families with a deep appreciation for rural living, farming, and outdoor pursuits. It also presents an enticing opportunity for a syndicate or family partnership seeking a weekend retreat or a permanent residence. The property's inherent attractions, development potential, and its scale make it a rare find in the picturesque Upper King Valley.

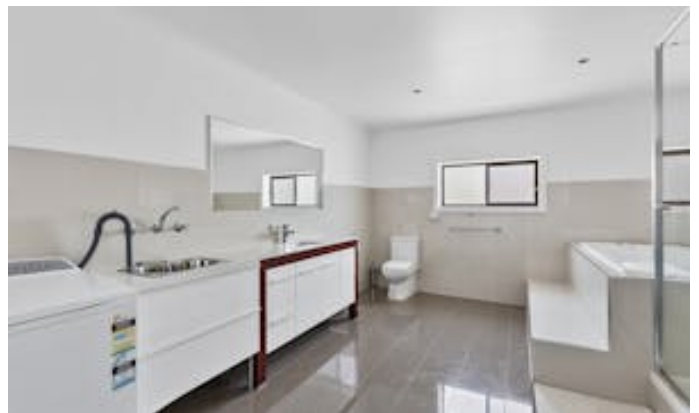
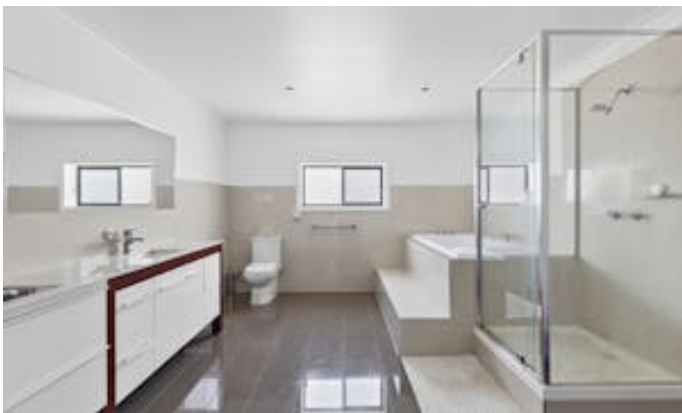
Properties of this caliber, with its myriads of attractions and strategic location, are a true rarity in the Upper King Valley.

For further details, or to schedule a visit to 'Paradise Plains' at 550 Paradise Falls Road, Cheshunt, in the Upper King Valley, please contact Michael Everard, at 0408 653 161.

- Land Area 135.165004 hectares
- Building Area: 225.00 square metres
- Bedrooms: 6
- Bathrooms: 2

HOMESTEAD

Bedrooms	6
Bathrooms	2
House Area	225.00 square metres

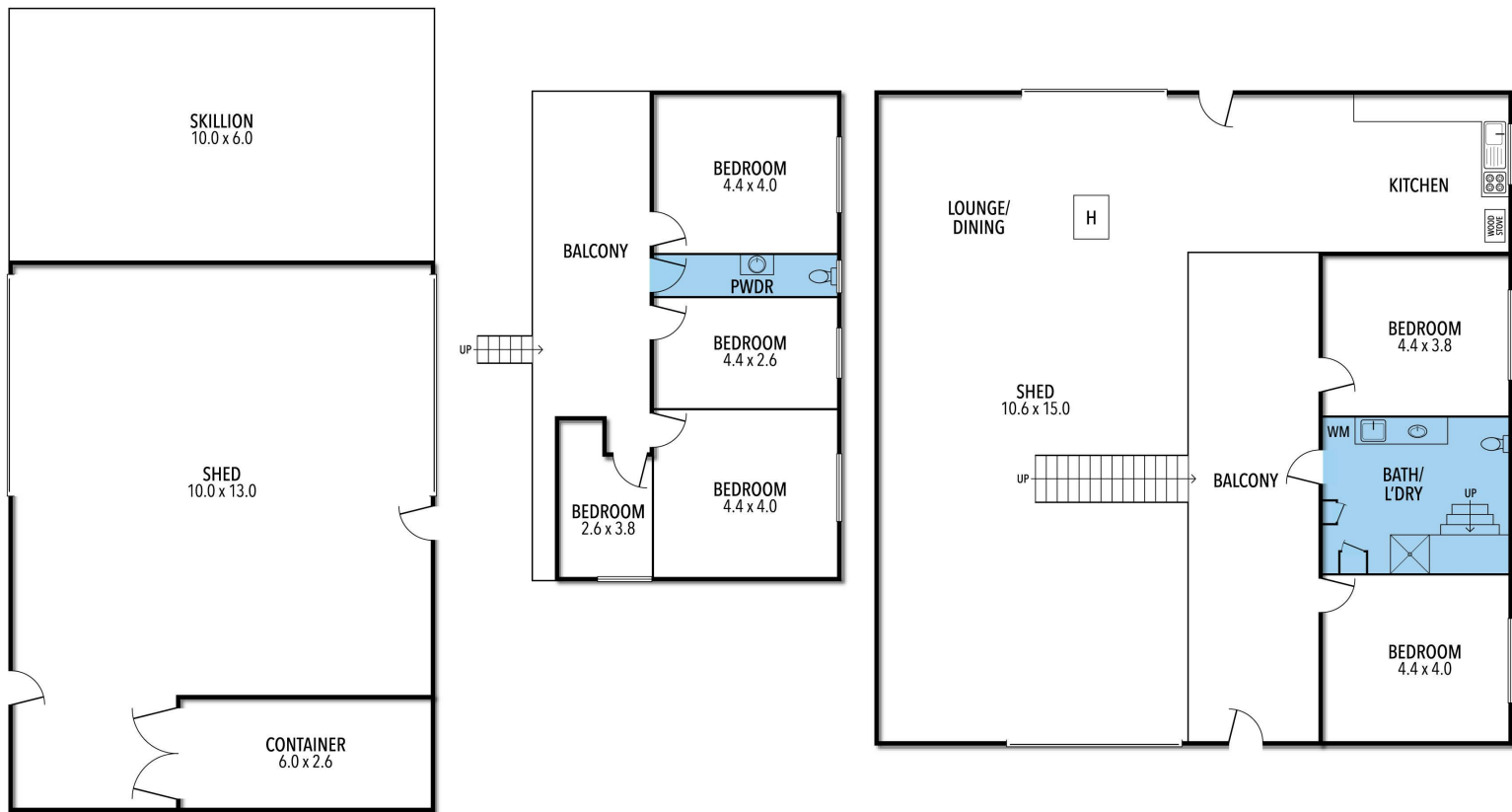








PARADISE FALLS ROAD, CHESHUNT



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.