



171 Caveat Road, TERIP TERIP, VIC 3719

A Private Sanctuary, Snowcap Views

29.03 hectares, 71.73 acres

Perched atop a ridge at the outer edge of the Gobur Nature Reserve, this impressive holding with 360 degree views offers a rare opportunity to settle into a relaxed rural lifestyle surrounded by wide-open landscapes and natural beauty. With its mix of open land and native bush, the property provides plenty of space, a strong sense of seclusion and a genuine connection to the outdoors.

The mudbrick residence has been thoughtfully designed and built with enduring materials, creating a home that feels grounded, solid and welcoming. Inside, red gum floors add warmth to the spacious layout, while a central open-plan living zone brings together the kitchen, meals and lounge areas. From here, doors lead into a bright enclosed room that functions beautifully as a second living or dining space - a place where you can unwind while taking in the outlook.

The main house includes two comfortable bedrooms, each with its own walk-in robe and private bathroom, offering both convenience and privacy. The primary main bedroom enjoys a new deck on the eastern end of the home; a place to watch the sunrise over the snowfields on the horizon. Throughout the home, large windows frame

TYPE: For Sale

INTERNET ID: 300P189620

SALE DETAILS

\$795,000

CONTACT DETAILS

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the surrounding landscape, making the connection to the outdoors part of the everyday experience.

Across the way at the southern end of the property, a self-contained single bedroom cottage is the ideal short-stay or additional private accommodation. It enjoys sunset views.

Practicality has been prioritised with an off-grid setup that includes a 1200W solar system with battery storage and automatic generator support. Heating and hot water are supported by a blend of wood, gas and solar systems, while substantial rainwater storage (approx. 50,000L) ensures reliable supply.

Beyond the home, the land offers a versatile blend of clear areas suitable for stock or hobby farming well fenced with shelters previously the home to donkeys, along with native vegetation ideal for exploring, wildlife observation or simply enjoying the peaceful setting. The landscape gently rises and falls, creating long views across the district.

Future multi-use potential exists being in two titles 171 Caveat Road (19.63ha) where the house and infrastructure is, and across the road 915 Top Road (9.4ha) a true bush block.

The location places you within easy reach of regional towns known for their welcoming communities, weekend markets, walking tracks and local attractions. A network of quiet roads and country lanes also makes this area appealing for cycling, horse riding or scenic drives.

Inspection by appointment

- Land Area 29.03 hectares
- Bedrooms: 3
- Bathrooms: 3



HOMESTEAD

Bedrooms	3
Bathrooms	3



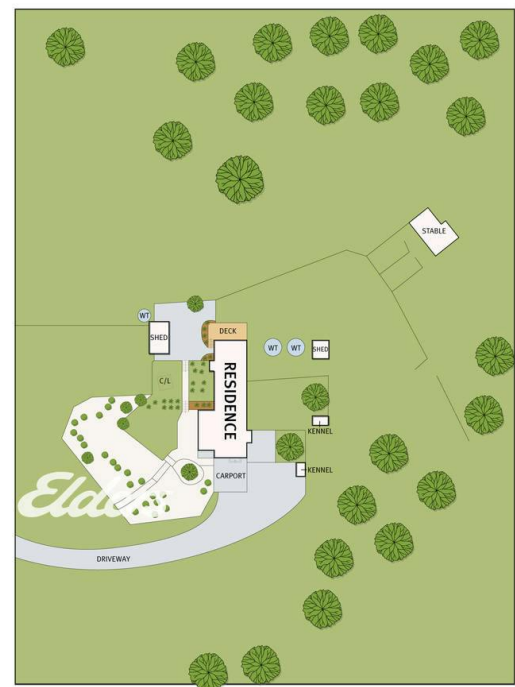






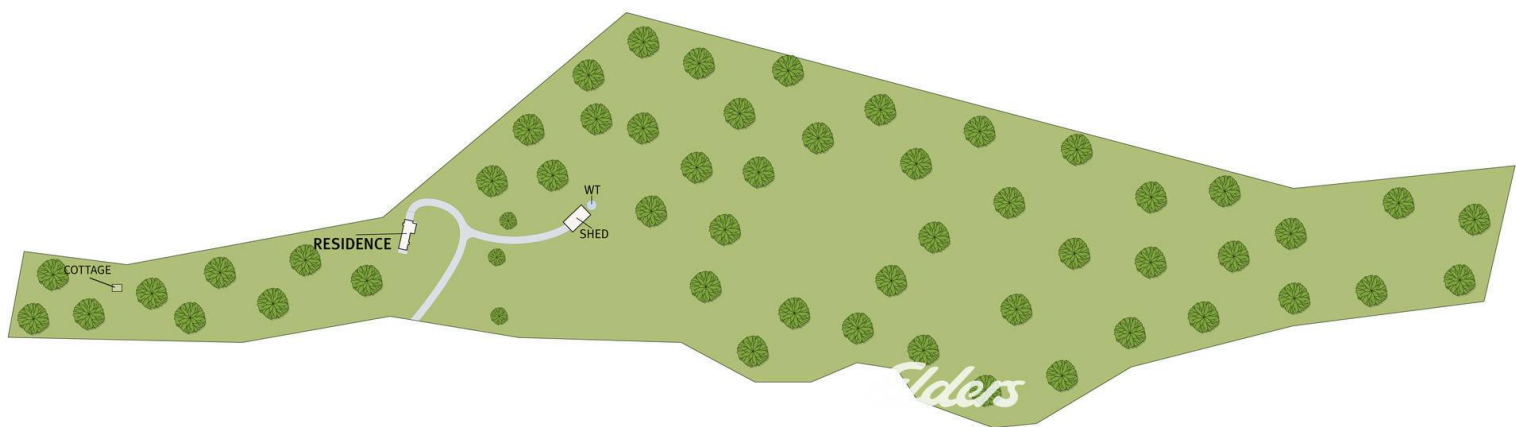
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Elders



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