



1190 Sugarloaf Creek Road, SUGARLOAF CREEK, VIC 3658

ARINYA - 22 Acres of Creekfront Living with Stunning Water Views & Rich Birdlife

8.90 hectares, 21.99 acres

Set across 8.9 hectares (22 acres), Arinya is a rare lifestyle property offering permanent water, rich natural habitat, and a thoughtfully designed, energy-efficient home. With approximately 700 metres of private frontage to the renowned Sugarloaf Creek, this property delivers a unique combination of privacy, productivity, and natural beauty.

A standout feature is the substantial waterhole below the home, one of the deepest along the creek, providing reliable water even through dry periods. This thriving ecosystem attracts an impressive array of birdlife, with around 35 species identified, creating a peaceful and ever-changing natural setting.

The land is divided into five paddocks, all with water access (via troughs or direct creek access), making it ideal for hobby farming, horses, or lifestyle use.

Built in 2012, the north-facing residence offers approximately 280sqm of living, including 4 bedrooms, 2 bathrooms, and a double garage. Designed for year round comfort, it features double glazing, excellent insulation, Hebel construction, and 7-star

TYPE: For Sale

INTERNET ID: 300P195609

SALE DETAILS

\$2.2M to \$2.3M

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Kellie Ryan
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energy rating. A ducted fresh air system works alongside Mitsubishi split systems to maintain a healthy, efficient indoor climate.

Water security is exceptional, with approximately 190,000L of rainwater storage, a 3,000L stainless steel tank for high-quality drinking water, and a 22,500L garden tank fed directly from the creek. Established gardens with predominantly low water/drought resistant native, South African, and Mediterranean plantings are supported by 11 taps and usually only requiring a low level of summer watering.

Near the home, a substantial 12m x 8m shed with high clearance, concrete floor, and 4.5kW solar power provides outstanding flexibility, with potential for a studio, workspace, or further improvements (STCA).

A similar second 12m x 8m shed is positioned halfway between the entrance and the home. Again, it is a flexible use space, with power, water supply, a toilet and 2 built in rooms, a horse handling area equipped with a horse crush and stable doors accessing a covered area reserved for prefabricated horse stables.

Positioned in a sought-after pocket between Broadford and Seymour, Arinya enjoys a warmer climate than Kilmore and a cooler climate than Bendigo, lower bushfire risk (BAL 12.5), and convenient access; just 10 minutes to Broadford station, around 1 hour to Melbourne, and close to schools, wineries, and local amenities.

A truly special creekfront property where water, wildlife, and lifestyle come together.

- Land Area 8.9 hectares
- Building Area: 280.00 square metres
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

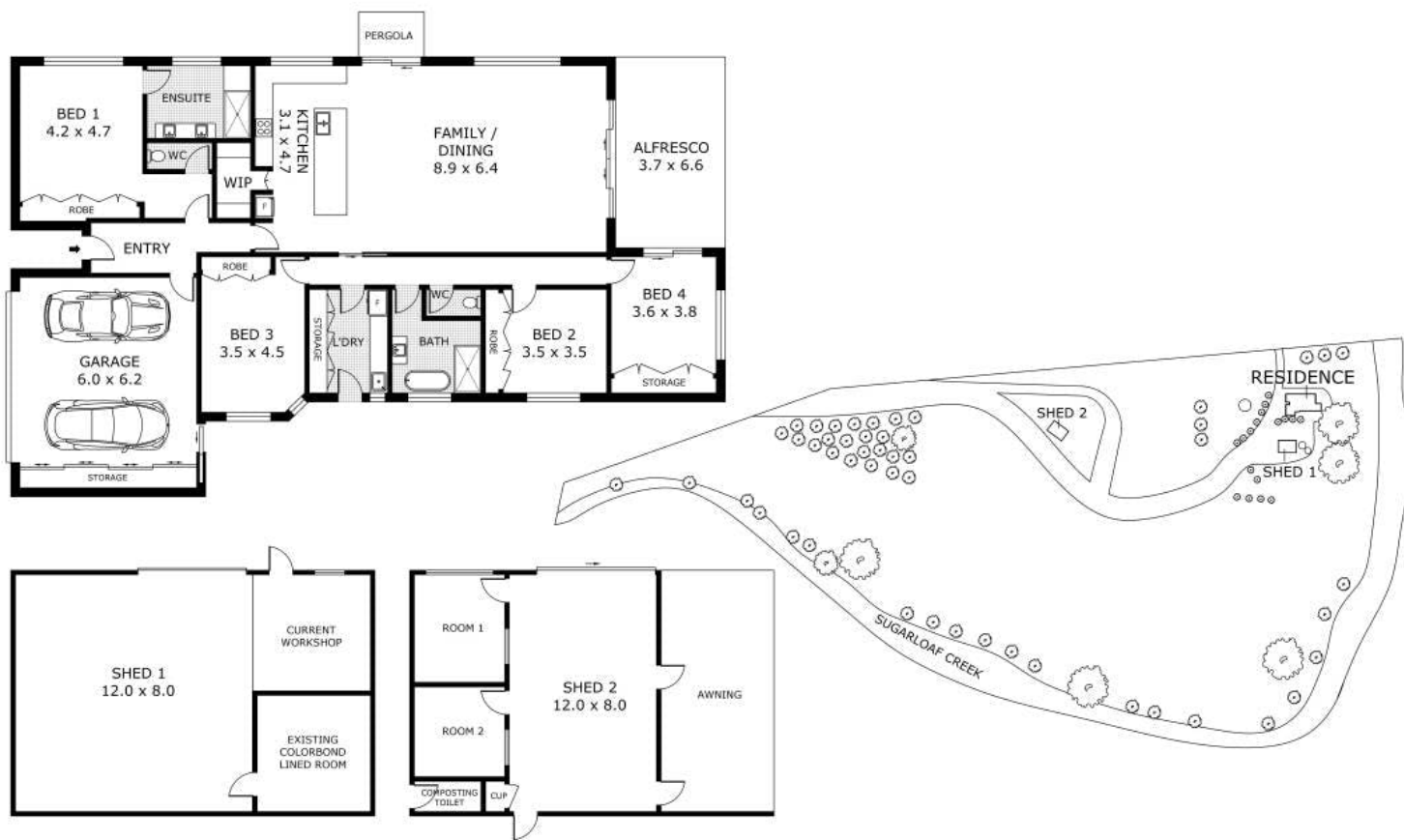
| | |
|-------------------|----------------------|
| Bedrooms | 4 |
| Bathrooms | 2 |
| House Area | 280.00 square metres |











(NOT IN POSITION)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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|--------------|----------------------------|
| Residence | - 217 m ² |
| Garage | - 36 m ² |
| Alfresco | - 24 m ² |
| Shed 1&2 | - 192 m ² |
| Total | - 469 m² |



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