



1879 Edi-Cheshunt Road, CHESHUNT, VIC 3678

'Rosebank' - A Private & Self-Sufficient Lifestyle Retreat in the King Valley Wine Region

6.27 hectares, 15.50 acres

Set in the heart of Victoria's renowned King Valley food and wine region, just minutes from the charming townships of Whitfield and Cheshunt, this exceptional lifestyle property offers privacy, resilience, and self-sufficiency on approximately 15.5 acres. Including around 9 acres of natural bushland providing a serene, low-maintenance backdrop and added seclusion

Tucked away from the main road and set back around 100 metres, the residence enjoys a peaceful, elevated position on the hillside, naturally protected from wind, fire approach, and flooding. The substantial home spans approximately 260sqm and features 9-foot ceilings, generous proportions, and a thoughtfully designed layout suited to both family living and potential dual accommodation.

The home comprises three large bedrooms, including a master with walk-in robe and full ensuite, plus a versatile fourth bedroom with its own ensuite and walk-in robe that can be separated for independent living. Multiple living zones include an additional sitting room with extensive storage. The home is well-appointed with three toilets, two full bathrooms, and three showers, along with a large walk-in pantry, linen storage, and

TYPE: For Sale

INTERNET ID: 300P195943

SALE DETAILS

\$1,300,000

CONTACT DETAILS

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abundant cabinetry throughout.

Designed with durability and safety in mind, the property features a robust construction with enhanced structural reinforcements capable of withstanding cyclonic winds up to 200km/h. External features include wide 1.8m verandas on three sides, steel posts, aluminium windows with security locks, and powered aluminium roller shutters with cyclone-rated guides. Many windows are further reinforced with security film for added protection and insulation.

Comfort is assured year-round with evaporative ducted air conditioning, a large clean air wood heater, and a Stanley wood stove. The modern kitchen includes quality Technika appliances and a Fisher & Paykel oven, catering to both everyday living and entertaining.

A strong focus on fire preparedness and self-sufficiency is evident throughout the property. Extensive water infrastructure includes approximately 42,000 imperial gallons of domestic water storage, additional firefighting tanks with CFA couplings, a reliable dam that has never run dry, and multiple pumping systems with solar backup. The property is equipped with firefighting sprinklers, dedicated outlets, and independent shut-off systems for added safety.

Energy independence is supported by a near-new hybrid solar power system featuring a programmable inverter, substantial lithium battery storage, and an auto-start diesel generator, ensuring reliable power to the house, shed, and essential systems.

Additional improvements include a 6m x 12m powered Colorbond shed with a self-contained studio featuring kitchenette, bathroom, and wood heating, ideal for guests or extended family. Established gardens, a fenced vegetable patch, and a wide variety of mature fruit and nut trees further enhance the property's appeal.

With its combination of seclusion, resilience, and modern comfort in a highly sought-after gourmet region, this is a rare opportunity to secure a truly unique rural retreat.

Tractor and implements available for negotiation separately.

- Land Area 6.272627 hectares
- Building Area: 260.00 square metres
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3
House Area	260.00 square metres





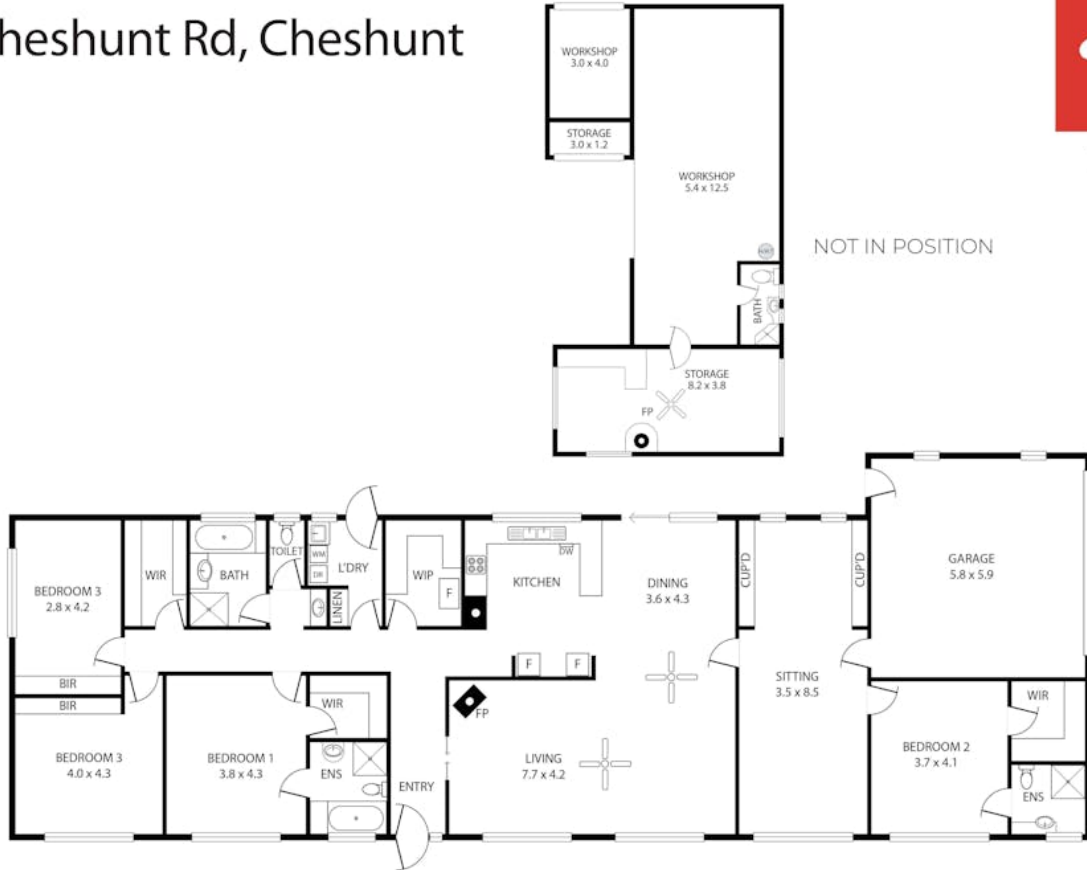




1879 Edi-Cheshunt Rd, Cheshunt



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