



255 Blue Range Road, BRIDGE CREEK, VIC 3723

Iconic Country Living with Scale, Style & Scenic Beauty

This is a rare opportunity to secure a beautifully balanced rural holding where striking architectural design meets productive land, all set within an exceptionally private landscape just minutes from town.

From every vantage point, the outlook is nothing short of remarkable — sweeping across the Alpine ranges to Mt Buller and Timbertop, with ever-changing seasonal colour and snow-capped peaks in winter. To the west, sunsets cast a warm glow over The Paps, creating a spectacular end to each day.

Constructed in 1978 and designed by two architects, the residence is a standout example of thoughtful, site-responsive design. A grand arrival sets the tone, with oversized solid timber entry doors opening into a home defined by scale, warmth and craftsmanship. Slate flooring, soaring ceilings and expansive north-facing windows flood the interiors with natural light, while a central open brick fireplace anchors the living spaces and enhances the home's inviting atmosphere.

The floorplan is generous and highly functional, offering three separate living zones and four well-proportioned bedrooms, all fitted with built-in robes. Accommodation is supported by two full bathrooms, along with a spacious ensuite featuring a separate

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TYPE: For Sale

INTERNET ID: 300P198203

SALE DETAILS

**\$2,500,000 to
\$2,700,000**

CONTACT DETAILS

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toilet and bidet. Storage is abundant throughout, and the home has been carefully maintained to preserve its original character while remaining entirely comfortable for modern living.

Outdoors, established gardens and mature trees surround the home, creating a tranquil setting with defined spaces for relaxation and recreation. A productive orchard, vegetable beds and additional lifestyle features further enhance the appeal.

The farm infrastructure is well considered, including a shearing shed, hay shed and cattle yards, allowing the property to operate as a working farm if desired. Rolling pasture is complemented by excellent water security, with substantial dams. Whether you choose to continue with agistment or run your own livestock, the land offers flexibility and capability. It would also lend itself beautifully to equine use, with stunning trail riding through Samaria State Forest just down the road.

Property highlights:

- Architect-designed home in private rural setting
- Productive grazing land with multiple dams
- Spectacular views of Mt Buller, Timbertop & Alpine ranges
- Grand entry with oversized solid timber doors
- Light-filled living with expansive north-facing windows
- Three living zones with open brick fireplace
- Four bedrooms (all BIRs) plus study
- Two bathrooms + large ensuite (separate toilet & bidet)
- Established gardens, orchard & outdoor lifestyle features
- Shearing shed, hay shed & cattle yards

Combining architectural significance, practical farming infrastructure and truly breathtaking scenery in every direction, this is a property that delivers both lifestyle and legacy.

Other features: Area Views

- Land Area 40.47 hectares
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 3
- 4 car carport
- Ensuite







