



267 Longwood-Gobur Road, CREIGHTONS CREEK, VIC 3666

Masterfully Created Estate in One of Victoria's Most Prominent Equine Precincts

129.50 hectares, 319.99 acres

Elders is delighted to present for sale 'Midfields', a prestigious rural estate boasting a beautifully designed homestead set within a magnificent garden setting crafted by award winning landscape architect, Paul Bangay. Perched on the elevated most-point of the property, the masterfully created homestead exudes excellence and sophistication, whilst offering a scenic outlook overlooking 2.5 acres* of manicured gardens.

Positioned within the tightly held enclave of Creightons Creek, North-East Victoria, 'Midfields' enjoys 129 hectares* (320 acres*) of highly versatile and productive land, benefitting from ongoing pasture improvement and fertiliser history, allowing the property to be ideally suited to a range of agricultural, equine and/or lifestyle endeavours.

THE HOMESTEAD

Behind the red-cedar weatherboard facade, the symmetrically designed homestead

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: Sold

INTERNET ID: 300P67932

SALE DETAILS

Expressions of Interest close 17 November at 4pm

CONTACT DETAILS

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

Nick Myer
0427 610 278

boasts 55 squares of immaculately created interiors and incorporates soaring 3.3 metre high ceilings, vast glass windows and French doors, which frame the thoughtfully curated garden and evoke a sense of unity between the homestead and surrounding landscape.

The open plan kitchen is fully equipped with modern finishes, whilst further incorporating a walk-in and separate butler's pantry, wine cellar, secondary kitchen/laundry, boot room and cloak room. The north-east wing of the 'Midfields Homestead' includes an expansive northerly facing main bedroom with a substantial ensuite and walk-in wardrobes, two studies and a formal living/movie room. The north-west wing of the homestead comprises a guest room with an ensuite and walk-in wardrobe, two further guest bedrooms and a large family bathroom. 'Midfields Homestead' further enjoys two elevated open fireplaces framed by exquisite stone surroundings and two reverse cycle heating and cooling systems.

Nearby the homestead 'Midfields Barn' presents a uniquely striking residence which, in addition to providing a four-car capacity garage, serves as a charming guest residence which encapsulates the grandeur and sophistication of the property.

The Barn's layout over two levels offers the perfect combination of practicality and luxury, with the ground level offering ample storage and laundry/bathroom.

On the first level of 'Midfields Barn', exquisite guest accommodation is offered featuring two substantial bedrooms with ensuites, a walk-in wardrobe and far-reaching views of the panoramic valley vistas.

THE GARDENS

Featured in Paul Bangay's "Country Gardens" book (listed as "Euroa" on page 212), the gardens are simply exemplary. Benefitting from a reliable bore on the property and high-quality tank and watering infrastructure, Bangay's creation thrives in the environment. The verdant garden is jewelled with an array of established trees and tall manicured hedges, which decorate the steel-edged expansive lawns and garden beds. A wandering pebble path and paved pavilion allow enjoyment of seasonal blooms, a lily pond and bird aviary. The garden further features a substantial vegetable garden and a luxurious saltwater swimming pool.

THE FARM

Spanning across 320 acres*, 'Midfields' offers highly versatile and productive land ideally suited to a range of agricultural, equine and/or lifestyle endeavours. The property is strategically divided into 14 main paddocks and benefits from an excellent standard of fencing with sections of the property comprised of quality post and rail. 'Midfields' comprises a stable complex (22m* x 11m*) featuring 12 boxes, whilst enjoying six adjoining holding yards and a loading ramp. Other notable working improvements include steel cattle yards with a Clipex crush, a fully lockable sundry shed (12m* x 11m*) and a chicken coop.

Water on 'Midfields' is a significant feature, with the property enjoying an abundance of natural water supply via two large natural catchment dams, two bores (one untapped), a perennial soak and extensive tank storage.

Considered as one of the finest luxury rural estates in the region, 'Midfields' presents a truly unique opportunity to acquire an asset of distinction.

Expression of Interest closing Thursday 17th November 2022 at 4pm

A comprehensive Information Memorandum is available upon request.

Nick Myer 0427 610 278

Brendan Allen 0499 229 007

Henry Mackinnon 0408 408 299

* denotes approx.

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

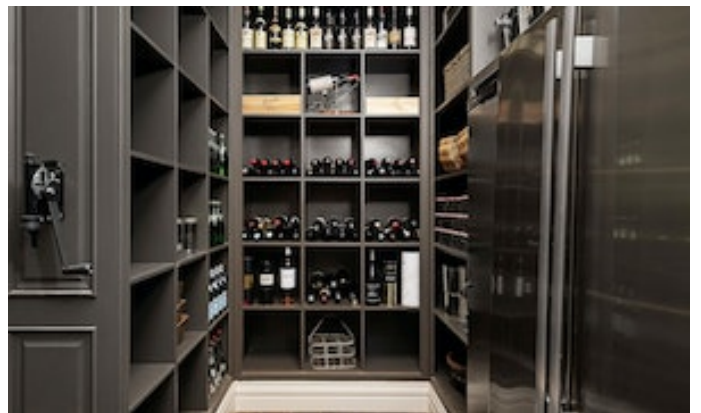
- Land Area 129.499405 hectares
- Bedrooms: 6
- Bathrooms: 5

HOMESTEAD

Bedrooms	6
Bathrooms	5

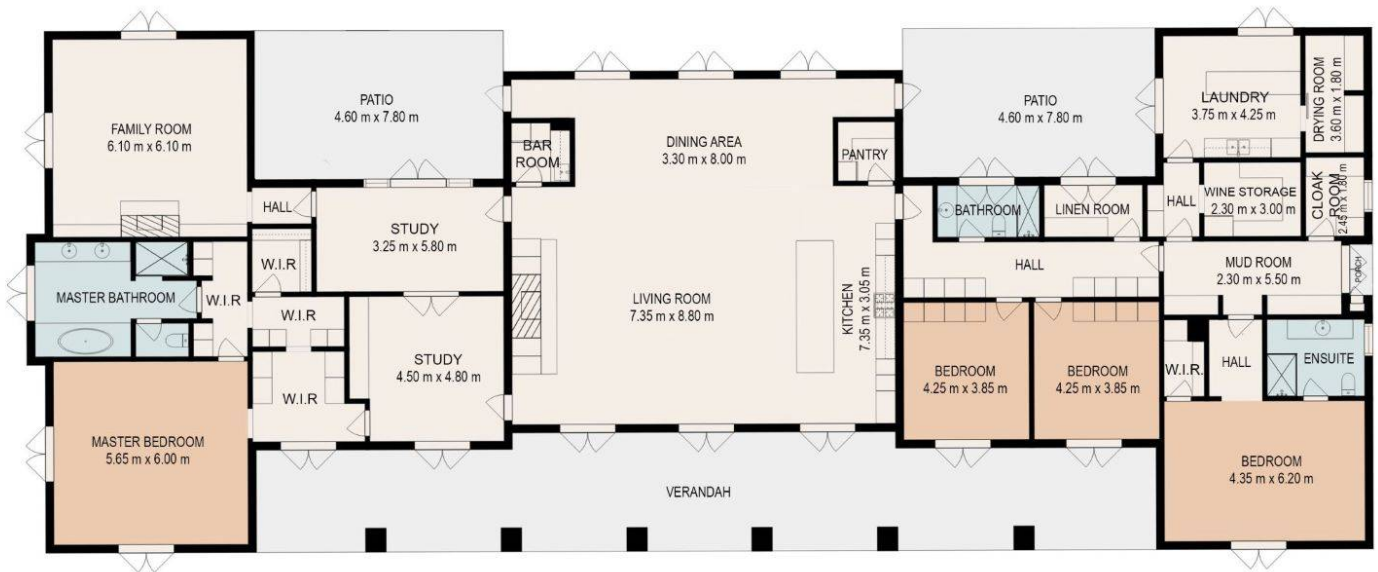






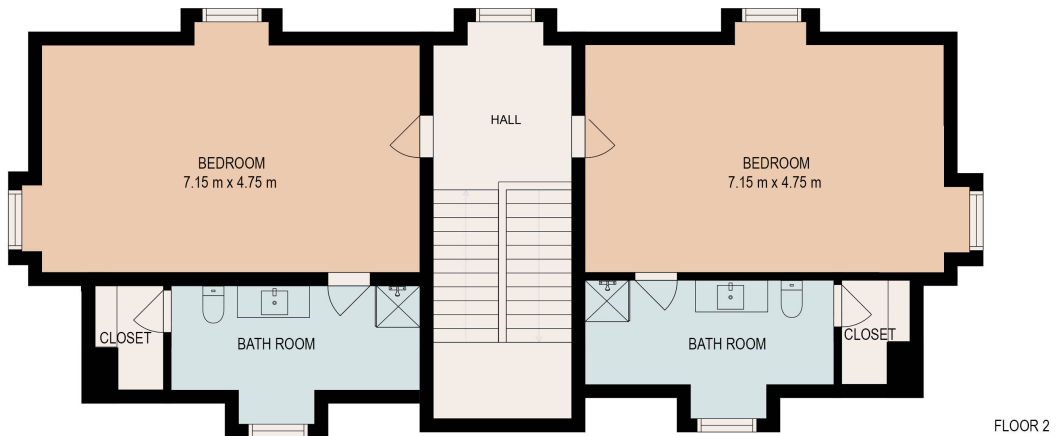
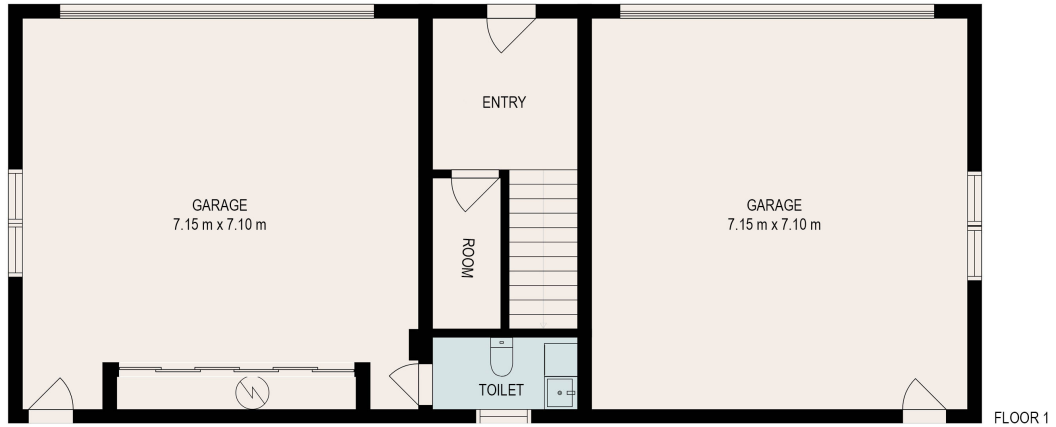


267 LONGWOOD-GOBUR RD, CREIGHTONS CREEK



EVERY CARE HAS BEEN TAKEN TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN BUT NO WARRANTY IS GIVEN AND PERSPECTIVE BUYERS ARE ADVISED TO MAKE THEIR OWN INVESTIGATIONS. ALL AREAS, SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY.

267 LONGWOOD-GOBUR RD, CREIGHTONS CREEK



EVERY CARE HAS BEEN TAKEN TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN BUT NO WARRANTY IS GIVEN AND PERSPECTIVE BUYERS ARE ADVISED TO MAKE THEIR OWN INVESTIGATIONS. ALL AREAS, SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY.