



## 45 St Margarets Road, HEALESVILLE, VIC 3777

### Exceptional Opportunity: Tranquil Estate with a Separate Guest Cottage

Situated on approximately 4.8 acres at the end of a private road, the property has been thoughtfully designed to highlight its surroundings. The home's facade lends notable architectural character, while large windows ensure plentiful natural light and provide sweeping views of the tranquil lake and surrounding hills. The property includes a guest cottage, a spacious workshop, and generous storage facilities.

The main house features an open plan living, kitchen, and dining area. The kitchen is designed for a chef's dream, with a large walk-in pantry, ample storage and two separate ovens. The seamless flow between the living spaces creates a welcoming environment ideal for entertaining or relaxing with family.

The master bedroom is set at one end of the main house and has a large ensuite and walk-in robe. Further features of the main house include an office or extra bedroom, laundry, and powder room. Across the courtyard, you are welcomed with two further bedrooms, both with built-in robes and a central bathroom, offering privacy and flexibility - perfect for guests and children.

The guest cottage offers well-appointed accommodations designed to provide both privacy and convenience for visitors. Featuring one bedroom, a spacious bathroom with

**TYPE:** For Sale

**INTERNET ID:** LWD5084

#### SALE DETAILS

**\$1,700,000 to  
\$1,770,000**

#### CONTACT DETAILS

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laundry facilities, and an open plan living/kitchen/dining area. The cottage serves as an ideal space for family members, a teenage retreat, or potential income as a short-term or long-term rental.

The gardens blend effortlessly with the interior, forming a unified space that feels both open and private, encouraging relaxation and a connection to nature. A plentiful orchard of fruit trees a chook yard and raised vegetable garden beds for self-sustainable living. The landscaped grounds are ideal for gardening, walking, or hosting gatherings.

For those who enjoy hobbies or need extra workspace, the spacious workshop is ideal for creative projects, DIY tasks, or storing recreational equipment. Additional features of this exceptional property include two separate double carports, a large storage space attached to the cottage, split system heating and cooling throughout, and solar panels.

Offering a profound sense of peace and privacy, this home is just minutes from Healesville's village shops, gourmet eateries, and renowned wineries. This unique and captivating property is located only one hour from Melbourne, making a lasting impression in an unbeatable location.

- Land Area 1.94 hectares
- Bedrooms: 5
- Bathrooms: 3
- 4 car carport
- Floorboards













