



985 Healesville-Yarra Glen Road, YARRA GLEN, VIC 3775

Exclusive Yarra Valley Landholding

Just 2km from the heart of Yarra Glen, this exceptional 102 acre property is set among some of the Yarra Valley's most renowned neighbours, including Zonzo Estate, Chateau Yering, The Yarra Valley Chocolaterie and Yarra Valley Racing.

Presenting a once-in-a-generation opportunity, this property features a long Yarra River frontage, prime arable land, a 4-acre vineyard (pinot), 31 megaliter irrigation license, excellent access and visibility via extensive sealed road frontage, and impressive, quality infrastructure.

Elevated to capture its beautiful 360-degree views of the famous Yarra Valley, the substantial residence offers a flexible and welcoming floorplan with multiple living zones. The spacious modern kitchen presents timeless appeal, complete with a large timber island and large walk-in pantry. The kitchen flows seamlessly through to formal and informal dining spaces and to varied living spaces which feature beautiful timber flooring.

The master bedroom is complete with an ensuite and walk-in robe, while each of the 4 bedrooms feature French doors, which fill each space with light and create a seamless connection to the outdoors. The home has a family bathroom, three toilets, a spacious

TYPE: For Sale

INTERNET ID: LWD5090

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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laundry and mudroom with excellent storage, and an expansive double garage with high clearance and additional storage.

Infrastructure is a standout, with extensive shedding across 3 machinery/storage sheds and a dedicated hay shed. The roadside shed is connected to 3-phase power, a cool room, and with ample off-road parking, presents a possible business opportunity. Water security is exceptional, with the 31-megalitre Yarra River irrigation licence feeding a large storage dam, along with five 20,000-litre rainwater tanks servicing the home. Further improvements include 7 well-fenced paddocks, stockyards, 24 solar panels with battery storage, and a diesel generator backup, making the home totally off-grid.

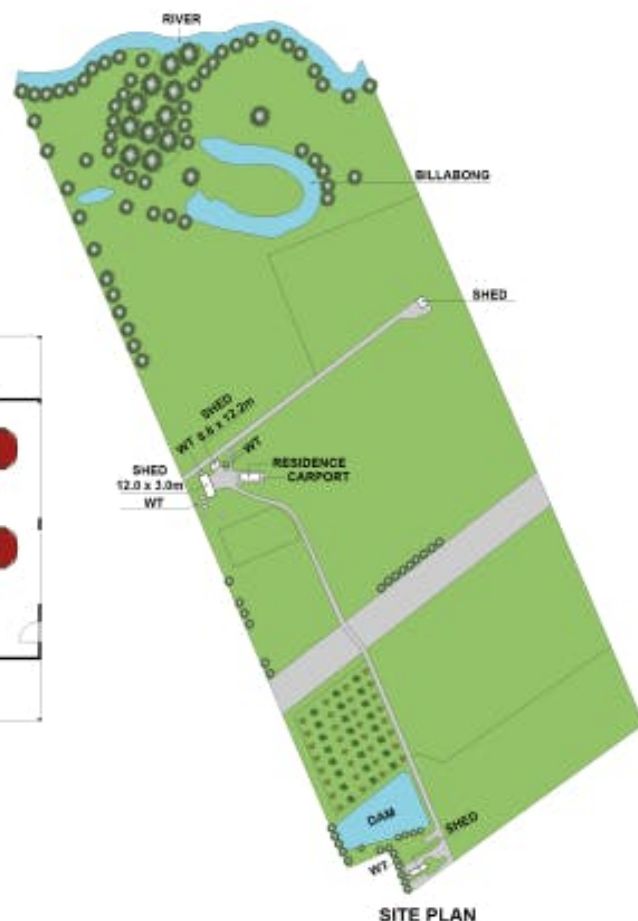
Properties of this calibre, in such a tightly held Yarra Valley location, are rarely offered. Call Andrew Houghton on 0409 438 526 to register your interest.

- Land Area 41.28 hectares
- Building Area: 265.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 10
- Double carport
- Ensuite
- Floorboards









The floor plan is not to scale, with measurements indicative and shown in metres. Exterior features may not be accurately positioned. Interested parties should rely on their own enquiries.

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Elders Real Estate