



## 221 Heath Road, CHUM CREEK, VIC 3777

### High Country Appeal in the Yarra Valley

Set at the very end of Heath Road in an exceptionally private and peaceful location, this remarkable 55.32-hectare (136.7-acre) lifestyle property offers the perfect blend of rural charm, equestrian appeal and breathtaking Yarra Valley scenery.

The land rises from gently undulating pasture at the front to steeper high-country terrain at the rear, where horse riding tracks meander through the property to elevated vantage points showcasing stunning views across neighbouring farmland and the mountain ranges beyond. Something special awaits riders who make their way to the high reaches at the rear of the property - a beautiful log hut, seemingly straight out of a scene from *The Man from Snowy River*, providing the perfect place to pause and take in the breathtaking surrounds.

The character-filled homestead features a timeless ledgerclad exterior complemented by a broad wrap-around verandah, creating an inviting country atmosphere. Inside, exposed timber beams and expansive open-plan living areas provide warmth and charm, centred around a striking double-sided open fireplace servicing both the lounge and dining areas.

Accommodation comprises three bedrooms plus a spacious study, including a

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**TYPE:** For Sale

**INTERNET ID:** LWD5105

**SALE DETAILS**

**\$2,400,000**

**CONTACT DETAILS**

**Lilydale**

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generous master suite complete with a large walk-in robe. Polished timber floorboards, complemented by carpeted areas, enhance the home's rustic appeal. The practical kitchen offers ample cupboard space, a dishwasher and functionality for everyday living. A large separate study or rumpus room provides flexibility for families and includes split-system heating and cooling.

Outdoor living is equally impressive, with a huge rear entertaining deck overlooking the paddock, menage and riding tracks that wind their way through the property's picturesque landscape.

Adding further charm and versatility is a separate cluster of three self-contained weatherboard cabins. Previously utilised as holiday accommodation for horse enthusiasts, these character-rich retreats feature front and rear verandahs, combustion wood fires, spa bath facilities and delightful views across a dam frequented by waterfowl, alongside a gently flowing seasonal creek.

Equestrian and farming infrastructure includes solid rural fencing surrounding the homestead and cabins, steel cattle yards and a loading race set on a concrete base.

Offering privacy, lifestyle, equestrian facilities and outstanding natural beauty, this unique Yarra Valley property presents an exceptional opportunity to secure a substantial landholding with endless possibilities for recreation, accommodation or rural living.

Land Area: 55.32 Hectares (136.7 Acres)

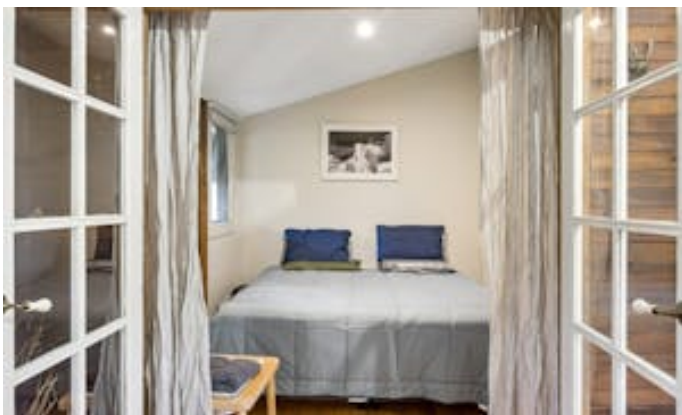
Location: End of Heath Road, Chum Creek - private, scenic and highly sought after.

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

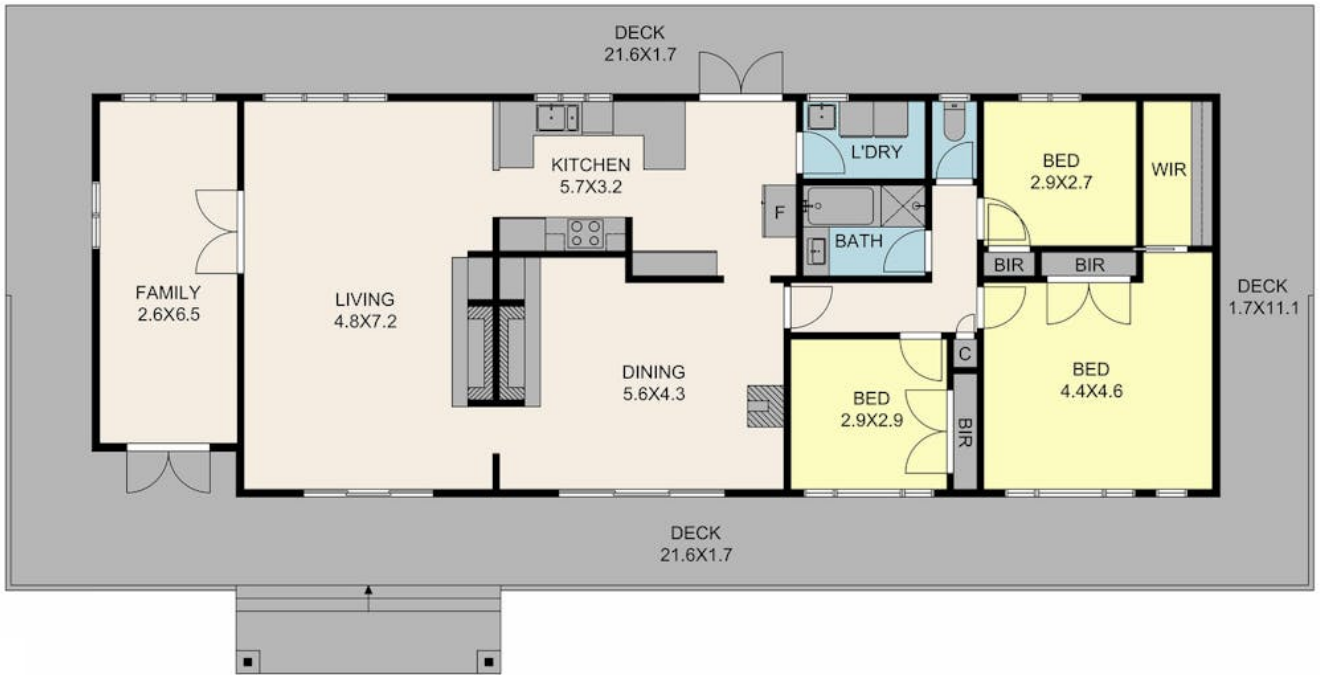
- Land Area 55.32 hectares
- Bedrooms: 8
- Bathrooms: 3
- Floorboards











**221 Heath Rd, Chum Creek**

TOTAL APPROX. FLOOR AREA 155 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.