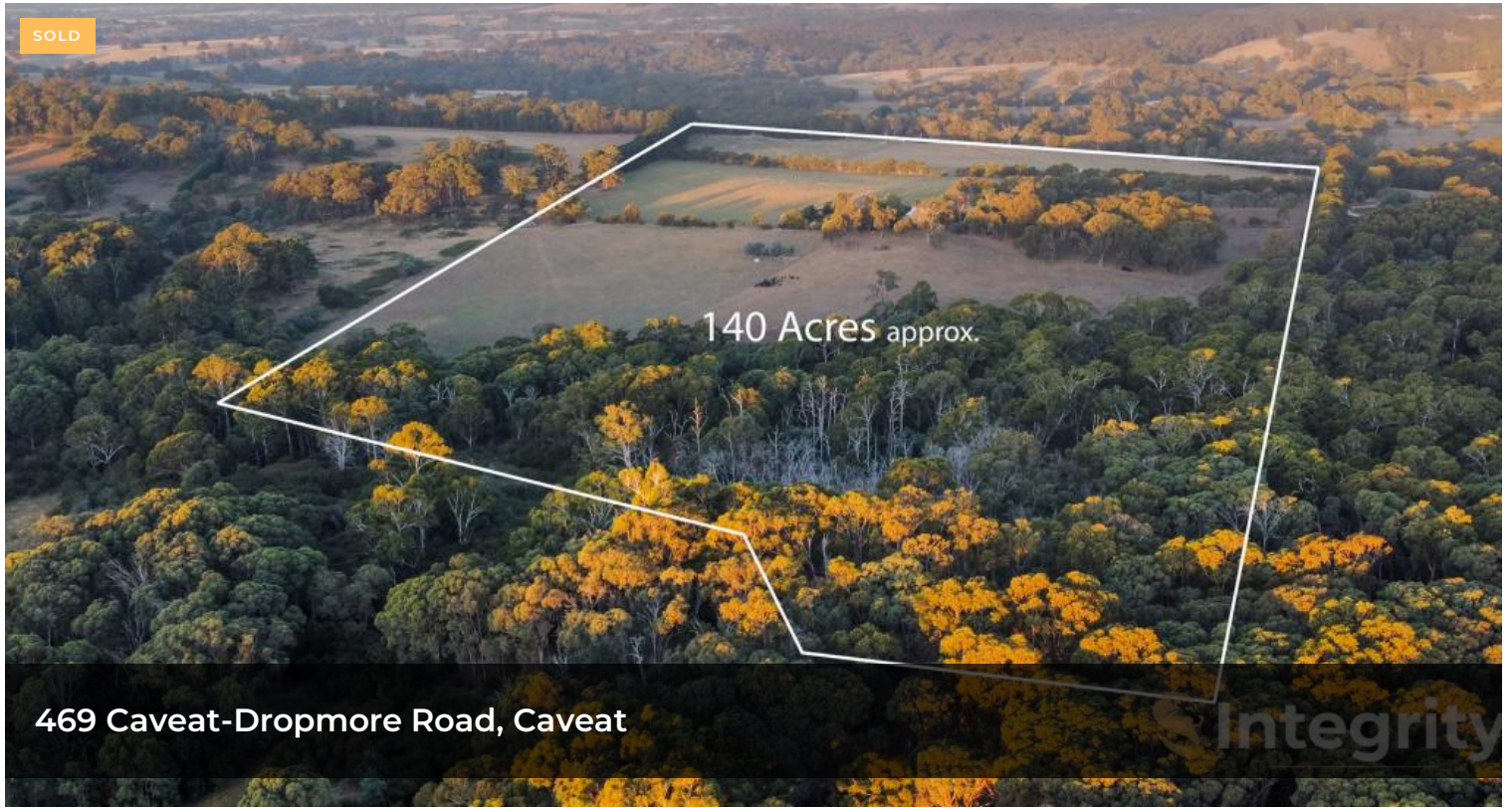


SOLD



469 Caveat-Dropmore Road, Caveat



## An Expansive Rural Retreat on 140 Acres Pastoral

Welcome to your own rural paradise in Caveat! This magnificent property offers the perfect blend of natural beauty, expansive land, and comfortable living. Situated on near 140 acres, with approx. 115 acres cleared conducive of 450 bales, this block is fully fenced and divided into 9 paddocks with automatic water troughs, providing ample space for livestock and farming. Water supply includes a potable spring water bore connected to irrigation throughout backed up by over 100,000L of water tank storage.

Step inside the charming character home and experience the comfort and warmth of rural living. With 4 bedrooms, 3 bathrooms, 2 living areas, and master bed with wall to wall built in robes. En suite with single vanity, toilet and 1200mm shower and cork floor. Features include Tassie oak hardwood floors, wood heater, split system, and ceiling fans, exuding warmth and ambiance year-round. The kitchen is equipped with timber

🏠 4 🛁 3 🚿 7 📏 563,600 m<sup>2</sup>

**Price** SOLD for  
\$1,630,000

**Property Type** Residential

**Property ID** 449

**Land Area** 563,600 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
03 9730 2333

benchtops, new appliances, and a convenient walk-in pantry, perfect for culinary enthusiasts.

# Integrity

Yarra Valley & Kinglake Ranges

As you explore the external features of this property, you'll discover a wealth of natural wonders. From the picturesque Kaponica creek, a permanent spring-fed creek at the back, to the rocky outcrops of granite and the tranquil picnic area, the outdoor spaces are truly captivating. There is a 100+ year old rabbiters hut from which you can take in the abundant wildlife, including koalas and deer, a nature lover's dream.

Additional amenities such as steel yards and crush, chicken coop, a 3 bay hay shed approx. 6x12m, and a 16x9m approx. 5 bay machinery shed with concrete base, pot belly and power further enhance the functionality of the property. The Garden has rain bird watering system, and the orchard has apples, nectarines, cherries, figs and pomegranate.

This property offers an array of additional amenities. Relax on the outdoor entertainment decking and soak in the stunning views of the surrounding landscape. Stay comfortable year-round with the hydronic boiler, solar booster, and ceiling fans. With UV tinting, SMA Solar 14 panel system, and ample storage, every detail has been thoughtfully designed to enhance living and sustainability.

Don't miss this rare opportunity to own your own slice of rural paradise. Whether you're looking for a peaceful retreat, or a working farm, this property has it all. Schedule a viewing today and experience the beauty and tranquillity of country living firsthand!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.