



## DRUMFERG

### Magnificent Lifestyle Property

- **Stunningly constructed of Castlemaine stone**
- **Sweeping valley and private lake views**
- **Six thousand bottle passive wine cellar**
- **Sophisticated entertaining spaces**
- **Immaculate park-like gardens**
- **54 peaceful and secluded acres**
- **Olympic-size menage with horse facilities**
- **Only 50 minutes to Melbourne CBD**

From the moment you enter the gates and begin winding your way up the beautiful tree-lined driveway of this outstanding property, you immediately begin to appreciate the attention to detail and care taken, not only in the construction of the magnificent main dwelling, but also the skill and dedication shown to the stunning park-like gardens and surrounds.

Drumferg, Celtic for range of hills, truly is a craftsman-built residence. Castlemaine Stone hand-picked and laid, each individual piece chosen for its significance to the one next to it, gives you an indication to the quality of workmanship and design - from the imposing octagonal turret encasing a casual living room and overlooking the private lake, to the magnificent entertaining spaces, the wine connoisseur's cellar, the Tasmanian Myrtle cabinetry throughout the home, the marble bathrooms, stone fireplaces, hydronic underfloor heating ... the list goes on.

Price Expressions of interest

3 4 3 2 54 acres

For more information or to arrange an inspection please call Sue Gratton  
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Upstairs the sophistication continues in the master suite, an enormous space with parents retreat including private balcony and bespoke his and hers wardrobing plus double bathroom and stunning views from each window. Down the hallway to three further bedrooms with picture-perfect gabled windows, ample storage and the same views.

Outdoor entertaining spaces include a wonderful deck, again overlooking the lake, where you can sit and watch the abundance of birdlife that visits daily and survey your domain.

The simply beautifully manicured gardens boast a fully automated watering system which is supplied from the unlimited resource of the creek-fed lake. The olympic-size, fully-fenced menage is close by and again kept in pristine condition. With hay shed, wood shed, tack shed, holding yards, paddock shelters with lighting and power, all the amenities are here.

The land itself backs onto the Mt Disappointment State Forest and

provides access to the riding and walking trails within the forest as well as the property having its own walking track around the perimeter.

There are three dams, allowing water to be supplied to all paddocks, which are fully-fenced and in perfect condition.

Finally, a second home to the front of the property, complete with separate power and phone line, could be redeveloped, leased or utilised as a manager's cottage with ease.

This property is absolutely stunning and would provide a sophisticated, relaxed lifestyle with every entertaining amenity and wonderful equine facilities within an easy 50 minute drive from the centre of Melbourne CBD and only a 35 minute drive from Melbourne Airport.

For more information, or to arrange an inspection, please contact Sue Gratton on 0407 599 559 or [sue.gratton@uniqueestates.com.au](mailto:sue.gratton@uniqueestates.com.au)



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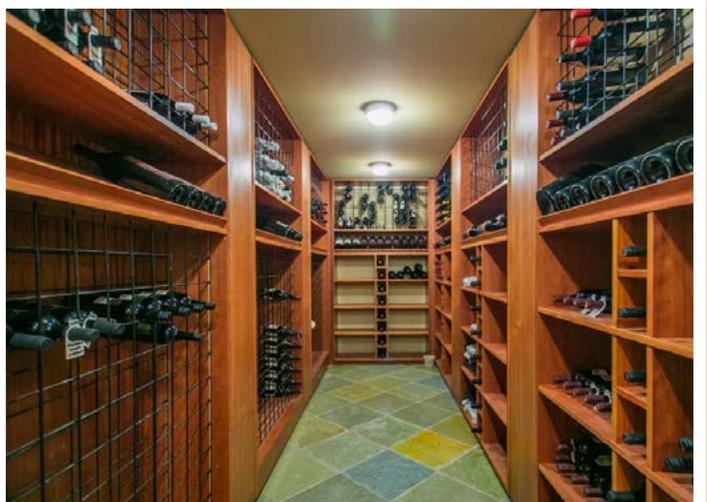
















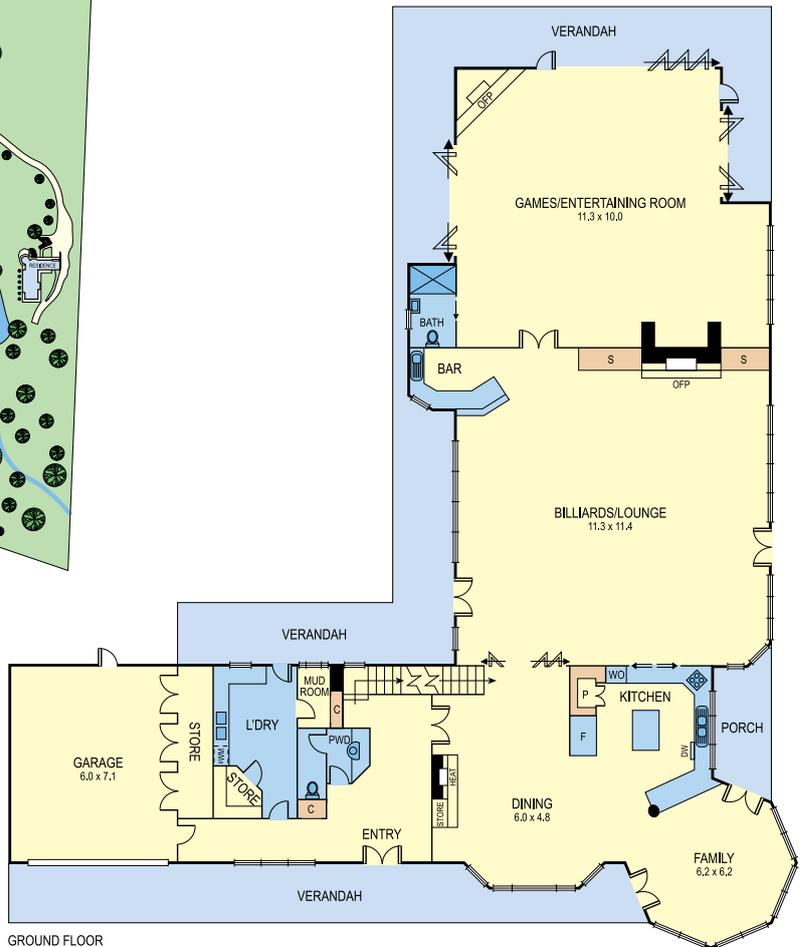
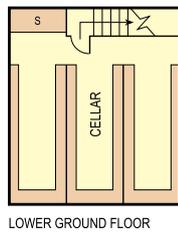
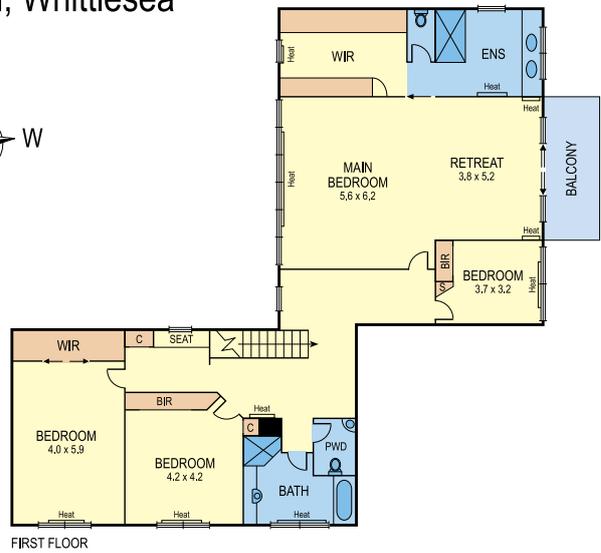
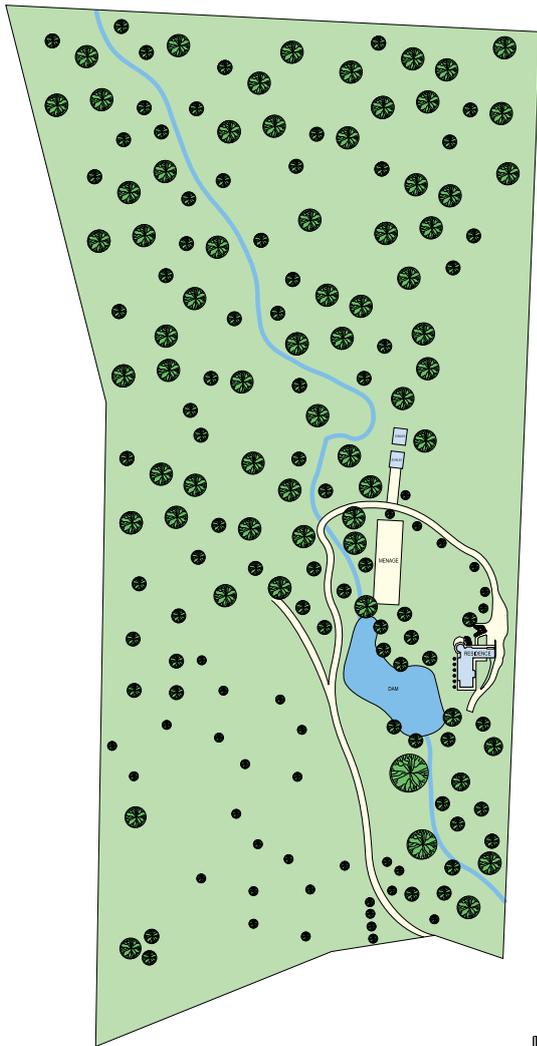


## PROPERTY FACT SHEET

<b>Aspect:</b>	Northerly	
<b>Views:</b>	Lake & valley	
<b>Height above sea level:</b>	303 mtr	
<b>Coordinates:</b>	37° 26'18.35" S	145° 05'15.51" E
<b>Zoning:</b>	Green Wedge A	
<b>Construction:</b>	Castlemaine stone	
<b>House Size:</b>	80-85 squares (not including verandas)	
<b>Guest House:</b>	1	
<b>Year Built:</b>	1997	
<b>Sheds:</b>	4	
<b>Outbuildings:</b>	1	
<b>Water Supply:</b>	17,000 gallon tank	
<b>Power:</b>	Mains	
<b>Sewer / Septic:</b>	Bio waste treatment plant	
<b>Council Rates:</b>	\$944.00 per quarter	
<b>Near Schools:</b>	Ivanhoe Grammar - Mernda, Assumption College & International - Kilmore	
<b>Nearest University:</b>	La Trobe University, Victoria University, Swinbourne University, University of Melbourne and the Royal Melbourne Institute of Technology.	

# FLOOR PLAN

120 Holts Road, Whittlesea



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries. Fletchers gives no warranty to the above and expressly disclaims all liability for any loss or damage, whatever the cause which may arise from any person acting on any such statements.

120 HOLTS ROAD, BRUCE'S CREEK, VIC, 3757



Boundary is approximate area only

## LOCATION MAP

