



MELROSE FARM

Beautifully maintained lifestyle property with 360 degree views

- Stunning equine/training centre
- First class stables
- Tuscan inspired residence with expansive kitchen
- Entertaining deck with amazing views
- Beautiful Yarra River frontage
- Separate 2 bedroom cottage
- Barn with 1 bedroom apartment
- Walk to the village of Yarra Glen
- 1 hour from the centre of Melbourne

Nestled between world class wineries and the base of the picturesque Christmas Hills in the stunning Yarra Valley, lies the immaculately presented, Melrose Farm. Comprising 23.5 acres, every fence line and pasture is maintained in pristine condition and at present being utilised as an equine/training centre, boasting state of the art menage, round yard, first class stables, shelters and much more.

The main Tuscan inspired residence of the estate, sits perched atop a gentle rise, offering 360 degree views of the Valley as well as the magnificent Great Dividing Ranges. The ground floor provides guest bedroom with ensuite, second bedroom/ office, soundproofed media

For more information or to arrange an inspection please call Nicolette van Wijngaarden
 M 0411 144 877 P +61 2 6680 9888 or 1300 911 720 E nicolette@uniqueestates.com.au
 Website www.uniqueestates.com.au

Price \$2.6 million +

2 5 4 3 9.36 ha



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media/music room, formal dining/rumpus, laundry including large wet room. An expansive french style kitchen with hand hewn local timber main bench and casual meals/lounge, flows out to timber decked outdoor entertaining and those stunning views. To one end of the upper level lies the generous main suite boasting private sitting room/office, library, walk through robing, travertine ensuite with spa plus expansive bedroom including private deck. Two more large ensuited bedrooms complete the upper level. A separate two bedroom cottage offers further private guest accomodation/studio or office removed from main dwelling. The stunning barn adjacent boasts a one

bedroom apartment plus ample space for more accommodation on the second level as well as the stables and conference area including fully equipped kitchen/eating below.

Offering a rare opportunity to walk straight in to a beautifully maintained fully functioning lifestyle property or simply lease out the working portion of farm and just enjoy the solitude of the beautiful countryside in this special part of Victoria only 1 hour from the centre of Melbourne. Melrose Farm demands an inspection which can be arranged by appointment through Unique Estates Australia.



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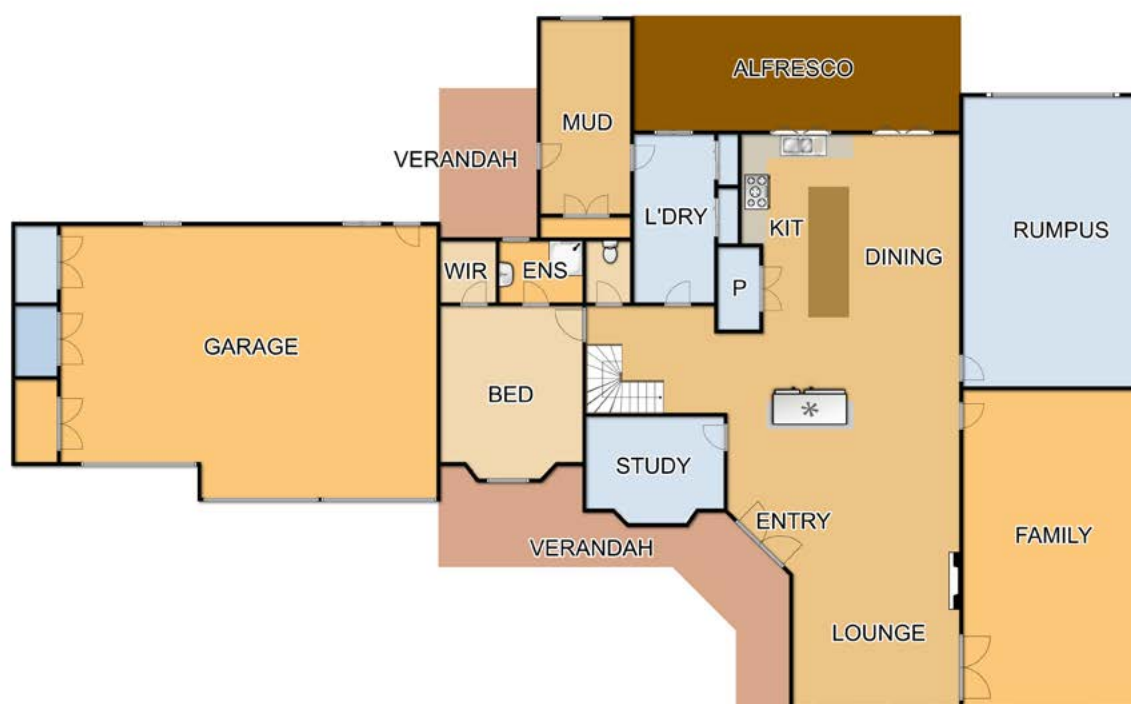




PROPERTY FACT SHEET

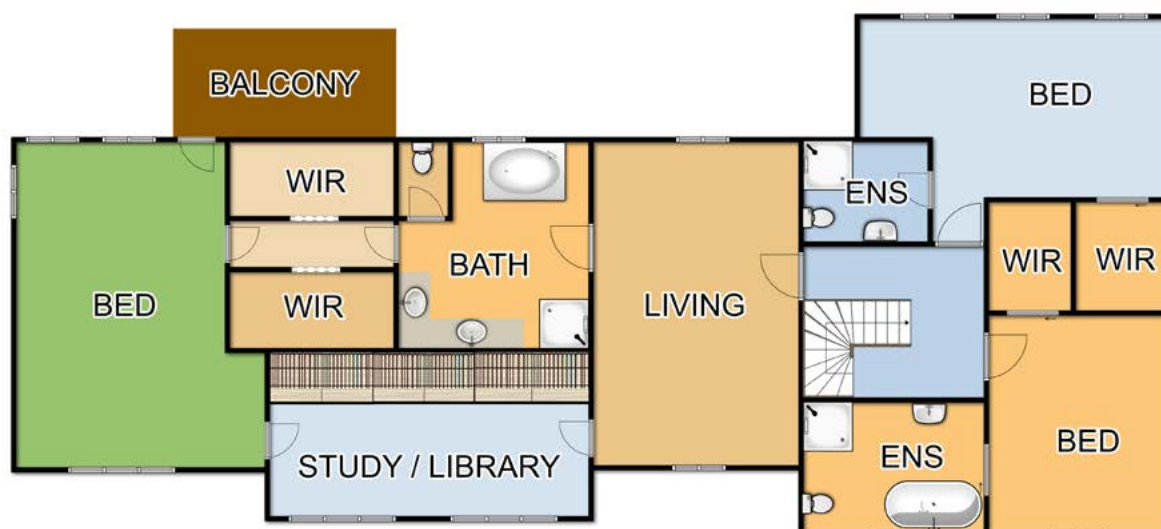
Aspect:	Northerly
Views:	360 degree valley views, Great Dividing Ranges
Height above sea level:	80m (at house site)
Coordinates:	37° 39'46.09"S 145° 22'06.24"E
Construction:	Brick, poly, sandstone & cement render
Guest House:	Separate 2 bedroom cottage
Age:	Built in the 1970's
Renovated:	Extensivley renovated and extended in 2009
Outbuildings:	Barn with 1 bedroom apartment upstairs
Sheds:	Large hay shed and irrigation pump shed
Easments:	Public thorough fare rail track (owned vic track) - planned rail trail
Water Supply:	Mains, 88,000 litre rainwater tanks (4 in total), sprinklers on roof. 14 mg river water pumping licence (suitable for vines, crops, pasture management, fire prevention & general irrigation). 2 fire pumps.
Power:	Grid
Sewer / Septic:	Mains
Near Schools:	Yarra Valley Grammar, Oxley Christian College, Mount Lilydale Catholic School, Saint Brigid's Primary School Billanook College, Yering Primary School, Yarra Glen Primary School
Nearest University:	Monash University, Carlton; Victoria University, Melbourne; RMIT, Melbourne; Swinburne, Melbourne; Deakin University

FLOOR PLAN



Fixtures & Fittings are for display purposes only. Measurements Approx. Not to Scale.
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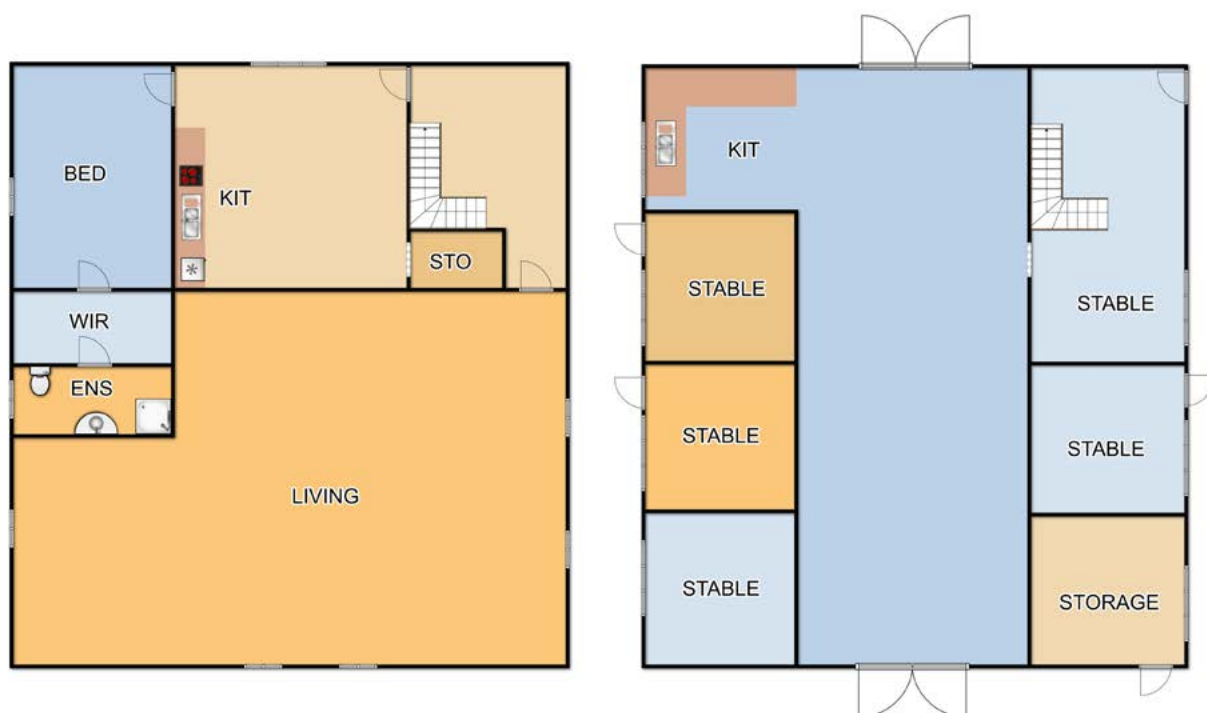
GROUND FLOOR



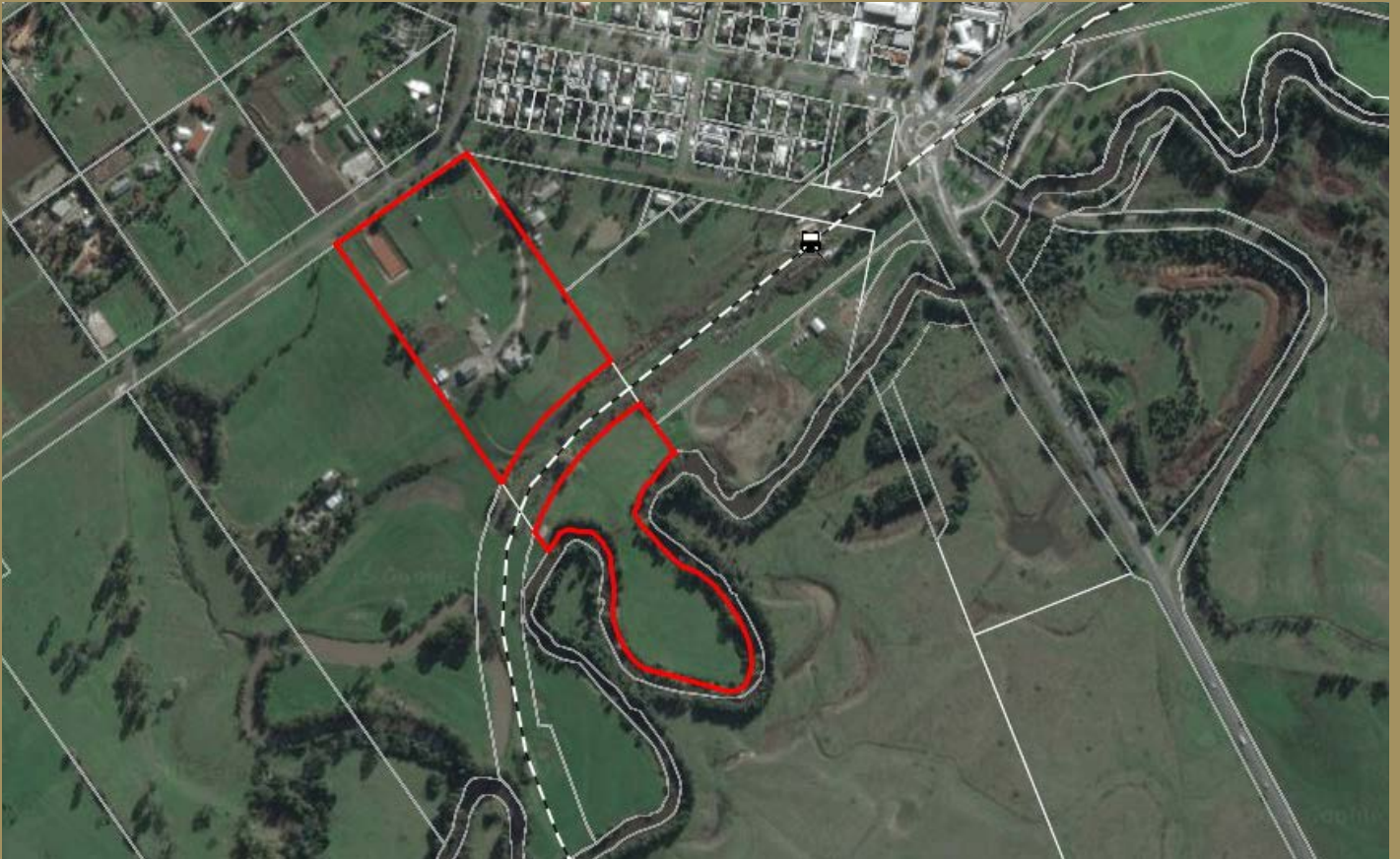
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FIRST FLOOR

FLOOR PLAN



131 YARRAVIEW ROAD, YARRA GLEN, VIC 3775



Boundary is approximate area only

LOCATION MAP

