



Rare 570-Acre Country Property in  
Tooborac - First Time Offered in 139 Years



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## 1335 Dairy Flat Road, Tooborac

### Contact Agent

This is a rare and exceptional opportunity to secure your very own slice of country paradise which has been in the same family, steeped in history, and never offered to the market before in the history of the families 139 year tenure. Offering a modern country-style family home with sweeping wide verandah's on four sides, and a substantial 570-acre (approx.) land holding of spectacular country affording panoramic vistas of the surrounding countryside, Lake Eppalock and other local attractions, this is a chance to embrace a serene country lifestyle while also exploring a range of agricultural business opportunities. Whether you're looking for a stunning place to call home, a thriving agricultural business, or both, this property offers limitless potential.

A contemporary three bedroom, one bathroom family home (Built in 2011), with its striking modern design, this home brings a touch of luxury to country living. Featuring a spacious, open-plan layout with stylish living spaces, the home is perfect for families. Large windows let in natural light, and the seamless flow between the indoor and outdoor areas ensures a wonderful lifestyle for those who enjoy entertaining. The outdoor BBQ area is ideal for hosting gatherings with friends and family, making the most of the beautiful country setting.

- Stunning Agricultural Infrastructure & Business Potential:

The land is well-suited to a range of agricultural ventures. With nine paddocks, two cattle

<b>Property ID:</b>	L33570155
<b>Property Type:</b>	House
<b>Garages:</b>	8
<b>Land Area:</b>	570.0 acres

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yards, 11 dams, and three spring-fed creeks, the property offers ample opportunities for farming, animal agistment, and other agricultural activities. This is a great chance to run a cattle operation, vineyard, or horticulture business-whether you're looking to start a farm-to-table enterprise or expand your agricultural interests, the possibilities are vast. The fertile land and reliable water sources create an ideal environment for a wide range of agricultural pursuits.

- Original Settlers Cottage:

Steeped in history, the original settlers cottage has been beautifully replicated true to it's original siting and features, and is a charming feature of the property offering a rare glimpse into the past.

Agricultural Business Opportunities:

- Cattle Agistment: With multiple paddocks and well-maintained cattle yards, the property offers outstanding facilities for agistment and cattle farming. The availability of water, alongside the expansive grazing land, creates the perfect environment to operate a cattle business.
- Vineyard or Horticulture: The fertile soil and reliable water sources-along with the property's vast land area-make it an excellent candidate for establishing a vineyard or engaging in horticultural ventures. This is the ideal location to cultivate everything from vineyards to orchards, creating potential for agribusinesses looking to tap into Victoria's agricultural market.
- Farm Stay or Agritourism: With its mix of modern comfort and rustic charm, the property also holds the potential to establish a farm stay or agritourism business. The stunning outdoor entertaining areas and proximity to Melbourne make this an attractive location for guests seeking a peaceful country retreat while learning about farming life.

Situated just a short drive from the conveniences of Tullamarine International Airport and Melbourne, this property offers the best of both worlds; a peaceful, private retreat that's still within easy reach of city amenities. Enjoy the quiet country lifestyle while being able to access everything the city has to offer, including transportation, shops, and entertainment.

This property truly represents a unique blend of modern country living with the practical elements needed to run a successful agricultural business. From the elegant home to the high-functioning agricultural infrastructure, it offers a rare combination of features that make it perfect for anyone seeking a country lifestyle with business potential.

Don't miss out on this once-in-a-lifetime opportunity to own 570 acres of prime agricultural land.