



"Croobyar Creek Estate" - A Lifestyle Legacy on 163 Pristine Acres

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626 Croobyar Road, Croobyar

Price by Negotiation

Welcome to Croobyar Creek Estate, a rare and remarkable 66.13-hectare (163-acre) rural sanctuary where luxury, lifestyle, and productivity unite in perfect harmony. Sharing the length of the boundary with crystal-clear Croobyar Creek, with private deep swimming holes, fertile pastures, and sweeping escarpment views, this is country living at its finest – and just minutes from the beach and the wilderness of Morton National Park.

Enter via a postcard-perfect post and rail lined driveway, framed by a stone entrance and manicured gardens, arriving at an elegant country homestead nestled in total privacy. The residence is perfectly sited to take full advantage of north-facing rural vistas, with rolling green lawns and mature trees that set the tone for a truly elevated rural experience.

A home of heart, soul and sophistication, this expansive, light-filled home offers:

4 spacious bedrooms plus a home office and dedicated library, a north-facing living area with soaring high ceilings, slow combustion fireplace and warm Red Gum hardwood floors. A separate dining room with garden views and direct access to the grapevine-draped alfresco entertaining area, featuring a pizza oven, fire pit and swim spa for year-round enjoyment.

The marble gourmet kitchen with Falcon 5-burner country stove, farmhouse sink, plumbed fridge space and generous storage is a chef's dream.

Property ID:	L35844330
Property Type:	AcreageSemi-rural
Garages:	12
Land Area:	163.4 acres

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The master suite is a sanctuary of its own, with French doors, walk-in and built-in robes and a luxurious Travertine-tiled ensuite with underfloor heating and heated towel rail.

Substantial infrastructure with three substantial machinery sheds, approximately 16 × 6.8m, 19.5 × 9.5m (with mezzanine and office) and 16 × 6.5m + 13.3 × 8.3m (featuring a cool room and lockable storage). Room for 12+ vehicles, farm machinery and every lifestyle toy you can imagine.

An off-grid studio is privately positioned overlooking a tranquil and scenic dam, the detached studio is the ultimate creative space, home office or guest retreat, featuring: hardwood flooring, timber deck, ducted reverse-cycle air conditioning, hot & cold outdoor shower, provisions to install a bathroom and stunning vistas.

The farm offers premium grazing country with water security. Divided into 9 paddocks with 11 dams (including a spring-fed dam), the property is currently home to 60 head of Limousin & Charolais cattle (cows and calves) and 20 Dorper sheep. A turnkey enterprise or an idyllic hobby farm.

Majestic eucalypt shade trees dot the landscape, offering shelter for livestock and enhancing the serene rural ambience, explore this stunning farmland and pockets of wilderness.

Only 7 minutes to Milton's vibrant township with its cafes, galleries, and boutique shopping and 12 minutes to Mollymook Beach, where you can surf, swim or dine at Rick Stein's.

Whether you're looking for a productive grazing property, a luxury rural retreat, or the perfect place to raise a family or entertain in style, Croobyar Creek Estate is a once-in-a-generation opportunity.

Additional features:

- Current home built approximately 2012
- Separate family room for the kids, loft or potential 5th bedroom
- Laundry/ mud room
- Slow-combustion fireplace with Bluestone surround, gas heating and ceiling fans
- Alfresco kitchen with sink, BBQ and pizza oven
- Outdoor shower, garden water fountain
- 7x Rainwater tanks – 2 × 275,000 litres, 4 × 15,000 litres, 1 × 5,000 litres, including filtration system
- Rose garden, veggie gardens, pump from dam to gardens, fruit trees – olive, apple, pear, figs, mulberry, macadamia
- 6x Flow beehives – negotiable
- Solar power with 3 year old lead acid battery storage installed by Pigeon House Power
- CCTV – 12 camera system
- Blue stone pillar entrance
- Approved Development Approval for substantial renovation and extension with pool
- 2x Mobile fire units
- Cattle yards, crush and scales