



156 Sandy Creek Road, Riddells Creek

\$1,450,000 - \$1,550,000

Delivering an enviable balance of rural tranquillity and modern family comfort, this exceptional 2.51 HA (approx.) holding is an equestrian sanctuary of rare quality, with outstanding infrastructure and beautifully kept grounds.

Introduced by a leadlight-fronted entry portico, the home unfolds to expansive interiors, where polished Tasmanian Oak flooring underscores multiple living and entertaining zones. A warm and inviting dining and living domain is centred around a Coonara wood heater, while a carpeted rumpus with mezzanine storage offers flexibility.

The showpiece kitchen and meals area is finished with 40mm stone benchtops and features a dedicated island with under-bench storage, soft-close drawers, overheight kitchen bench, pendant lighting, and premium appliances, including a 900mm SMEG upright oven with 6-hob cooktop, a dishwasher and walk-in pantry.

Accommodation extends to 4 bedrooms plus a study, including a main suite with parents retreat, walk-in robe, built-in robes, and a luxe ensuite with frameless glass shower. Remaining bedrooms are fitted with BIRs and are serviced by a skylit bathroom featuring honeycomb tiling, a frameless glass niched shower, freestanding bath, and separate WC.

On town gas and water, additional features include ducted heating, split system

Property ID:	L34189332
Property Type:	House
Garages:	8
Carports:	2
Land Area:	2.51 hectares

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heating/cooling, an internal laundry, excellent storage, and a double carport with separate storeroom.

Equestrian facilities are first class, comprising 5 post-and-rail paddocks with plumbed troughs and shelters, 3 marine-plywood galvanised steel stables (4.4 × 4.1m each) – with gas, hot water, electricity and auto-timed lighting, direct ride-out to the riding area (with space for a full sized dressage arena and more). Also includes a machinery shed with twin high-clearance roller doors accommodates horse floats and equipment with ease.

The grounds are further enhanced by auto/solar powered front gates, dog run, dog shelter with built-in kennel, and a heirloom orchard offering apples and pears, and more. All this just 5 minutes drive to Riddells Creek township, with shops, cafés, primary school, train station and daily amenities close at hand, a truly complete equestrian lifestyle opportunity perfect for any family.