



Premium Lifestyle Estate on 60 Acres
(Approx.)

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115 Stokes Lane East, Riddells Creek

\$1,890,000 - \$1,990,000

Privately situated at the foothills of the Macedon Ranges, “Binnowee” delivers a lifestyle of remarkable scale and character, with 60 acres (approx.) of idyllic countryside, dual residences on one title, and gorgeous pastoral views that capture the very essence of rural living.

A long driveway framed by mature conifers, olive, and gum trees provides a fitting introduction to the property. The main residence is introduced by a deep-set wraparound veranda, while VJ wainscoting and elegant French windows define its timeless country appeal.

Expansive interiors include a living room anchored by a grand open fireplace, a Blackwood kitchen with leadlight cabinetry, walk-in pantry, wall oven, and dishwasher; adjoining meals, a lounge with a Coonara, bar and has pergola access to the solar-heated pool, together with a vast rumpus.

Four robed bedrooms are thoughtfully arranged, including a main bedroom with ensuite, plus 2 additional bathrooms and a powder room. Also included are solar panels, hydronic heating, ducted vacuuming, a wall-mounted ironing centre, and storage room.

Meanwhile, Carinya Vale Cottage is a self-contained 2-bedroom haven with enchanting storybook charm, offering its own lounge, full kitchen with oven and dishwasher; meals, and

Property ID:	L3436560
Property Type:	House
Garages:	6
Carports:	1
Land Area:	60.0 acres

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living areas, rear veranda with breathtaking views, a powder room, central bathroom, and parking for 3 vehicles including a double garage and carport.

The grounds are perfectly maintained, graced by abundant birdlife and enriched by 2 dams, 4 fully fenced paddocks each with water supply, and gently undulating land rolling to Riddells Creek. Shedding includes a high-clearance 14m x 8.5m shed, secondary 11m x 6.4m shed, and further versatile infrastructure, with town water and electricity connected.

Offering the serenity of a true country escape with enviable convenience, "Binnowee" lies just 5 minutes' drive from Clarkefield train station, 6 minutes' from Riddells Creek township, and within the zoning for Riddells Creek Primary School and Sunbury College. A prestige rural estate, certain to be a family favourite for generations.