

Sold



790 Downer Road, Toolamba West



## Exceptional 10-Acre Lifestyle & Equestrian Property – Rural Serenity with Modern Comforts

Set on approximately 4.05 hectares (approx. 10 acres) in a peaceful and private rural location, this outstanding lifestyle property presents a rare opportunity to secure a spacious, well-appointed family estate. Offering exceptional infrastructure, thoughtful design, and modern efficiencies, the property delivers the perfect balance of country tranquility and everyday convenience.

Ideally positioned just 10 minutes from Tatura Park and under an hour from the Elmore Equestrian Centre, the location will appeal strongly to equestrian enthusiasts, hobby farmers, and families seeking space without isolation. The property is also well connected via quiet local roads, with access to Toolamba Forest, providing endless opportunities for trail riding and hacking straight from the gate.

Accessed via automatic front gates with keypad entry, the property is secure, private, and beautifully maintained. Infrastructure is extensive and designed for practicality, featuring a 10m x 5.5m powered shed/workshop with concrete floor, ideal for undercover float parking or workshop use, along with a two-bay hay and machinery shed, additional storage areas, and quality dog accommodation. A secure backyard, charming hen house, and fully enclosed orchards enhance the property's self-sufficient lifestyle appeal, while extensive raised vegetable gardens support sustainable living.

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**Price** SOLD for \$1,165,000  
**Property Type** Residential  
**Property ID** 1593  
**Land Area** 4.05 ha

### Agent Details

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The established gardens are a standout feature, with manicured lawns, landscaped garden beds, and a fully irrigated system with automatic watering throughout, ensuring ease of maintenance all year round.

The spacious family home with some new flooring is warm, inviting, and designed to accommodate growing families or those who love to entertain. It offers four generous bedrooms plus a study, two bathrooms, and an additional powder room. Multiple living zones — three separate living areas — provide flexibility for family living, entertaining, or working from home.

At the heart of the home, the kitchen has been recently updated with a new oven and induction cooktop, complemented by a dishwasher and ample storage. Comfort and efficiency are assured with upgraded ducted heating, refrigerated cooling, and a recently installed 13kW solar system, significantly reducing ongoing energy costs. Vehicle accommodation is excellent, with a triple garage featuring remote roller doors and direct access to the home.

Outdoor living is equally impressive, with a freestanding, well-equipped gazebo overlooking the gardens and paddocks, creating an ideal setting for entertaining family and friends. A nearby fire pit adds to the relaxed country atmosphere, perfect for evenings under the stars.

### **Quality Equestrian Facilities**

Designed with serious horse owners in mind, the equestrian infrastructure is comprehensive, functional, and meticulously maintained. Features include:

- **Full-size 20m x 60m sand arena**
- **Nine horse-safe paddocks**, all well shaded and accessed via a central laneway system
- **Automatic water troughs** to all paddocks except one
- **Large shelters** suitable for horses and ponies
- **Two spacious stables**
- **Undercover tie-up area**
- **Feed shed and tack room**
- **Concrete horse wash bay and holding yard**

This exceptional property offers a rare combination of excellent equestrian facilities, modern family living, and an enviable rural lifestyle, all within easy reach of key equestrian venues and regional centres.

(High and low reliability water is available for purchase off the open market at market value)

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