




99 Windsor Drive, Sarsfield

## COUNTRY RETREAT WITH PREMIER EQUESTRIAN FACILITIES

Set against the backdrop of nearly 17 lovely acres, this stunning equine estate offers an unparalleled sanctuary for horse enthusiasts. A long, tree-lined driveway invites you through a canopy of greenery, revealing a beautiful country-style home perched on an elevated rise, overlooking the farmlet bordered by classic white timber fences. Every corner of the home is designed to capture the natural beauty of the land, with each of the four bedrooms featuring their own split system heating/cooling unit and classic french windows that frame the panoramic views. Two grand master suites offer an impressive sense of space, each complete with private ensuites and plenty of storage space.

The heart of the home is its open-plan kitchen/living area, where the kitchen is fitted with quality appliances, including an induction cooktop, wall oven, a double drawer dishwasher, and a vast walk-in pantry with a dedicated appliance bench for the ultimate in culinary convenience. Sunlight floods the living spaces, thanks to the home's perfect north-facing orientation. A separate formal lounge/dining room provides extra space, ideal for entertaining or for the large family. Wrapping around the home is a renewed, wide verandah that seamlessly

4  3  5 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

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 **LJ Hooker**

extends to a roomy undercover outdoor space, perfect for al fresco dining or morning coffee while taking in the views of the mature fruit trees and the tree reserve that borders the rear of the property. Designed with equestrian excellence in mind, the property's infrastructure is second to none. Including three quality horse stables with sliding doors, a large arena, and a thoughtfully designed round yard offer's optimal training and care facilities. The addition of an imported four-horse walker ensures your horses receive top-notch exercise and conditioning. There is a well-organized laneway system, and 11 horse shelters, all conveniently watered. The entire property is enveloped in a robust electric fence system, providing safety and peace of mind, while water is plentiful with approximately 300,000 litres in storage this is also supplemented by two dams, one of which is spring-fed. A further recently built shed with concrete floor & power plus extended awning for more covered vehicle parking. Beyond the equine facilities, the property is a working hobby farm, with an expansive shaded chicken coop plus 7 secure chook pens, multiple paddocks while the 21 solar panels help keep the power bills down. Located just 20 minutes from Bairnsdale, this extraordinary property offers a rare combination of luxury, functionality, and natural beauty—a true haven for both horses and their owners.

## MORE DETAILS

Property ID	17SNFBF
Property Type	House
Land Area	16.9 acre
Including	Air Conditioning Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

### Carly Hine 0418 307 288

Sales Consultant / Licensed Estate Agent |  
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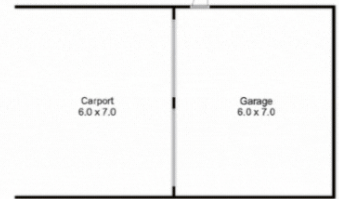
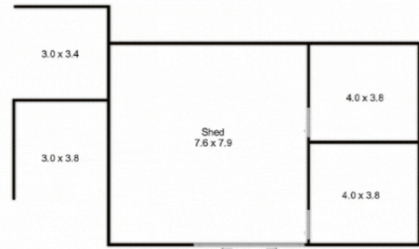
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