



Strath Creek, 945 Strath Creek Road

"Rook's Peak" - Your 100-Acre Dream Awaits

Nestled on 100 sprawling acres (approx), "Rook's Peak" offers the ultimate rural lifestyle with the convenience of city amenities just a stone's throw away. Situated on a sealed road frontage, this property is your gateway to a world of possibilities.

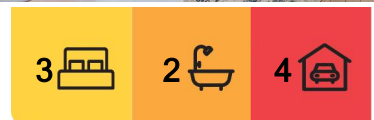
Architecturally designed to take full advantage of the breath-taking views, the home boasts 3 bedrooms, including a master with an ensuite, plus a parents' retreat or possible study. The modern kitchen features high-end kitchen appliances including Smeg oven/cooktop, Falmecc rangehood and Miele dishwasher, and offers ample cupboard and bench space, ensuring a delightful cooking experience.

Polished hardwood timber floorboards throughout the home make for easy maintenance, while exposed timber-lined ceilings in the lounge and living areas add rustic charm. Stay comfortable year-round with split systems in all bedrooms and main living areas, as well as a cosy wood heater in the living areas. Firewood is plentiful on the property, ensuring warmth during winter.

Enjoy the large front verandah for entertaining and taking in the views, creating a relaxing



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/3ZKHJS

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spot for drinks. Additionally, a spacious entertaining gazebo provides the ideal space for hosting guests and family gatherings.

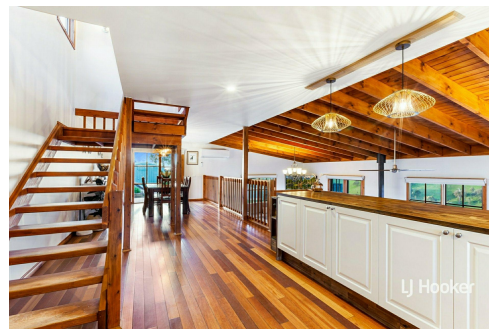
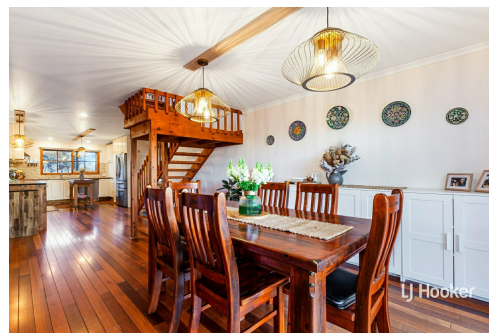
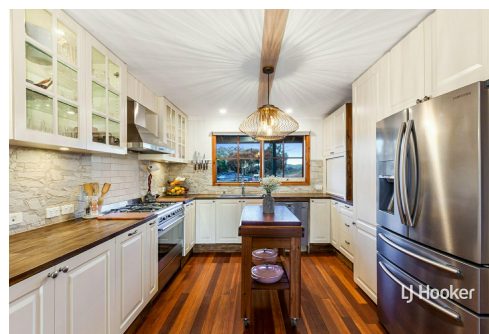
The property features 9 paddocks, all of which are fenced and maintained. Various lines of electric fencing are also installed and operative via the mains power from the house. Water is in abundance with 2 dams (1 spring-fed), and a seasonal winter creek, with water supplied to all paddocks. A 50,000 litre tank provides drinking water to the house, while beautiful gardens are supplied by a further 10,000 litre tank.

"Rook's Peak" is perfectly suited for cattle or sheep grazing, and a barn offers hay storage. For those who work from home, satellite NBN is connected, and a Telstra Cel-Fi mobile coverage booster ensures connectivity.

Located a mere 10km (9 minutes' drive) from the heart of Broadford township, you'll find a train station with V-Line services to the city (a quick 70-minute ride), primary and secondary schools, shops, and inviting cafes. For city commuters, the Hume Freeway access is a mere 8km away (7 minutes' drive), making work commutes a breeze.

This property is your ticket to a serene rural lifestyle with all the modern comforts you desire. Contact us today to explore "Rook's Peak" and embrace the unique opportunities it offers. Your dream rural retreat awaits! ?

Call Gavin Henderson on 0408 359 764 to arrange an inspection.



More About this Property

Property ID	3ZKHJS
Property Type	House
Land Area	100 acre
Including	Ensuite Study Air Conditioning Toilets (2) Outdoor Entertaining

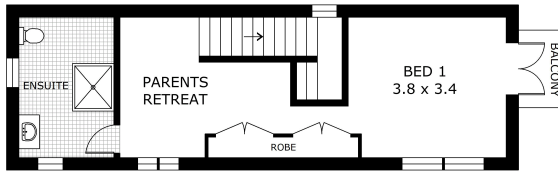
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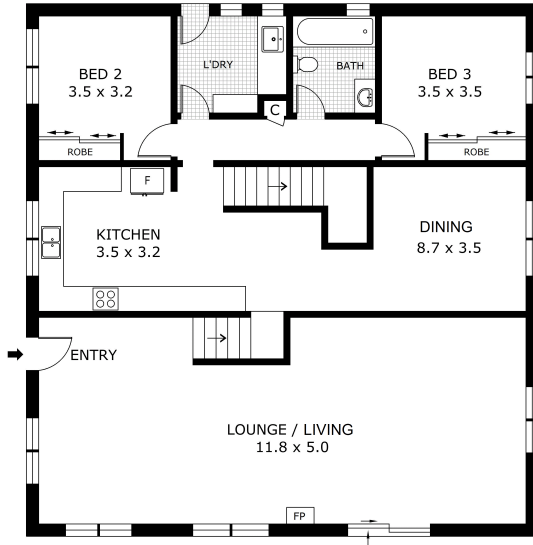


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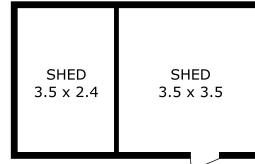
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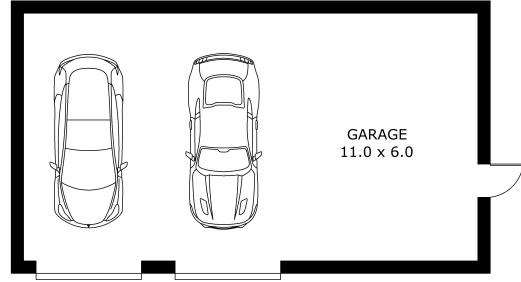
FIRST FLOOR



GROUND FLOOR



(NOT IN POSITION)



(NOT IN POSITION)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 184 m ²
Garage	- 66 m ²
Shed	- 21 m ²
Total	- 271 m ²



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