



Luxury 6 Bed Equestrian Estate For Sale In Flowerdale Vic



Informazioni sull'Agente

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Specialties:	
Property Type:	Apartments
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Languages:	English
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,725,934.13

Posizione

Nazione:	Australia
Stato / Regione / Provincia:	Victoria
Città:	Flowerdale
Cap:	3717
Pubblicato:	16/12/2025

Descrizione:

Luxury 6 Bed Equestrian Estate For Sale In Flowerdale Vic Australia

Esales Property ID: es5554906

3017 Broadford-Flowerdale Road, Flowerdale, Vic 3717

Tathra: An Architecturally Designed Country Resort and Equestrian Estate on 30 Acres

Price is \$2,600,000.00 Australian Dollars

Tathra is more than just a property; it is an exceptional, self-sufficient lifestyle estate offering a unique blend of architectural grandeur, world-class equestrian facilities, and multi-dwelling flexibility, all set within approximately 30 acres of serene, gently undulating Victorian countryside. Located at 3017 Broadford-Flowerdale Road, Flowerdale, this retreat is masterfully positioned in the picturesque 'Valley of a Thousand Hills,' providing unparalleled panoramic views of the surrounding bushland and productive



farmland. With four distinct dwellings, extensive infrastructure, and a design rooted in luxury and sustainability, Tathra represents a rare opportunity for a multigenerational family, a high-end country resort venture, or a dedicated equestrian pursuit.

The Landmark Main Homestead: A Masterpiece of Design

The heart of the estate is the expansive, 50-square homestead, a true landmark designed by acclaimed Victorian architect Robert Marshall. This stately residence is a study in spacious elegance, boasting three luxurious bedrooms, each featuring its own porcelain-tiled ensuite and spacious walk-in robe—a standard of comfort and privacy rarely matched. The internal architecture is simply awe-inspiring, defined by dramatic 3-meter ceilings throughout and an immense main living room that showcases soaring King George timber trusses, towering structural pillars, and breathtaking 6-meter clerestory windows that flood the space with natural light.

The homestead's luxurious features are evident in every detail, from the reclaimed spotted gum floorboards and vaulted ceilings to the contemporary conveniences like a professional butler's pantry and premium kitchen appliances. Comfort is paramount, provided by high-end amenities such as Jetmaster gas heating in the dining room and a cozy Canadian Alderlea wood fireplace in the family room. Furthermore, the home is equipped with retro-fitted double-glazed windows and internal and external blinds that are operated by remote control. A fully equipped on-site gymnasium caters to wellness needs, while a state-of-the-art Zip system delivers instant boiled and chilled water. The external aesthetic is completed by 2.5-meter wrap-around verandas that frame the spectacular views.

World-Class Equestrian and Lifestyle Amenities

Beyond the main residence, Tathra is a fully equipped equestrian and lifestyle haven. The property boasts a magnificent Olympic-size dressage arena featuring a premium Martin Collins surface and integrated lighting, making it ideal for professional training or competition. The operational infrastructure includes extensive shedding, stables, and yards, designed to support significant farming or horse breeding activities.

The recreational facilities are equally impressive, centered around a stunning 12m x 3m solar-heated swimming pool accompanied by a substantial alfresco area and a built-in 6-person spa. The main home's outdoor entertaining space features a beautiful courtyard with 3-meter oak doors opening to a brick-paved outdoor kitchen area complete with a pizza oven and tranquil pond. Supporting the self-sufficient ethos of the property are an established orchard and vegetable gardens with a multizone watering system, a 6m x 4m greenhouse, a freestanding sunroom, and a 5m x 5m pergola.

Comprehensive Infrastructure and Four Unique Dwellings

Tathra's infrastructure is built for ultimate self-reliance and peace of mind. The estate is powered by a significant 14.2 kW solar system and features a 13 kVA automatic backup generator. Security is managed by a CCTV system, while water supply is robust, sourced from a bore water system supplementing the three on-site dams and numerous rainwater tanks. Crucially, the home is safeguarded by a 7-point external fire sprinkler system. The entire 30-acre property is fully fenced with an efficient internal



laneway system linking the paddocks, each supplied with water access.

In addition to the main homestead, the property features three unique secondary accommodations, perfect for extended family, guest lodging, or lucrative short-term rentals:

1. The Studio Apartment: A self-contained, high-quality dwelling boasting 3-meter vaulted ceilings, a full chef's kitchen equipped with an AGA twin oven, gas stove, and Bosch appliances, plus an ensuite, study nook, and wood fireplace.
2. Tathra Cottage: A rustic, freestanding mud brick retreat nestled on its own half-acre parcel. It features a kitchenette, a Nectre wood fireplace, and a charming rustic outdoor shower, toilet, and a private 2-person spa.
3. Tathra Valley View (Micro Home): An environmentally conscious, off-grid Micro Home offering breathtaking views. It includes an enclosed deck, wood fireplace, full kitchen with an induction stove top and dishwasher, a full ensuite, a 3 kW split system, and a unique Japanese wood-fired hot tub.

The extensive outbuildings include:

- * A 20m x 7m bay shed with five open bays and a 23,000 L rainwater tank.
- * A 16m x 6m shed with two open bays, two enclosed bays for a workshop, incorporated shipping container storage, a mezzanine floor, and a 25,000 L rainwater tank.
- * A 12m x 9m barn, professionally partitioned into six bays with a central walkway, connected to two 10,000 L water tanks.

Tathra provides an unparalleled offering—combining architectural distinction, self-sustaining country living, and the flexibility of multiple high-quality dwellings within a stunning, professionally equipped resort-style setting.

ABOUT THE AREA

Flowerdale is a small, picturesque village nestled in the foothills of the Great Dividing Range in Victoria, Australia. Located approximately 95 kilometres north of the state capital, Melbourne, Flowerdale is situated in the upper catchment of the Goulburn River system, a region historically known as the 'Valley of a Thousand Hills.' This tranquil setting is characterised by gently undulating farmland, dense native bushland, and the flow of the King Parrot Creek, which was a vital factor attracting early settlement to the area as far back as the late 1830s. Today, the village maintains a sparse population (around 790 residents as of the 2021 Census), appealing strongly to those seeking a serene, country lifestyle within commuting distance of Melbourne's outer suburbs.

History, Community, and Natural Beauty

The area's name is believed to have been given by its original pastoral run holder, Farquhar Mackenzie, who drew inspiration from Flowerdale Valley in Scotland. Over the decades, Flowerdale developed slowly, maintaining a strong, close-knit community focused on rural and family life. The region is rich in natural attractions, with the surrounding landscape offering excellent opportunities for outdoor activities such as bushwalking, bird watching, and exploring reserves like the Flowerdale Bushland Reserve. The



village acts as a peaceful base for exploring the wider region, sitting centrally between the cultural heritage of the Yarra Valley and the rugged beauty of the Macedon Ranges.

Accessibility and Nearest Airport

Despite its secluded, rural location, Flowerdale remains relatively accessible. The nearest major airport is Melbourne Airport (MEL), also known as Tullamarine. It serves as Melbourne's primary international and domestic air travel hub. Flowerdale is situated approximately 57 to 81 kilometres (35 to 50 miles) northeast of Melbourne Airport, depending on the route taken. The drive from the airport typically takes around one hour, making the village convenient for both domestic and international visitors seeking a tranquil country retreat not too far from major transport links.

MAiN FEATURES:

- * 465m² of living space
- * 128100m² plot (12.81 ha)
- * 6 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Australia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	6
Bagni:	5
Finito piedi quadrati:	465 mq
Dimensione del lotto:	128100 mq

Utility details

Heating:	Sì
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Lease terms

Date Available:

Contact information

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