136 HUNTS ROAD, WILLOW GROVE, VIC, 3825









FOR SALE

EXCEPTIONAL EQUESTRIAN & LIFESTYLE RETREAT WITH INCOME POTENTIAL...

An exceptional equestrian and lifestyle retreat with income potential blends relaxing, country living, and high-utility horse infrastructure with multiple revenue streams. This rare, versatile estate caters perfectly to horse enthusiasts, lifestyle buyers, and investors seeking long-term security and passive cash flow.
Set against the breathtaking backdrop of Blue Rock Lake, this outstanding 6.42-hectare (approximately 15.8-acre) lifestyle property presents a rare opportunity to secure a premium equestrian estate with multiple income-generating possibilities in the heart of Willow Grove. Offering uninterrupted views across the water and surrounding countryside, the property combines a spacious family residence with boutique horse facilities, making it ideal for equestrian enthusiasts, trainers, lifestyle buyers, or those seeking a rural investment opportunity.
Built for comfortable country living, this substantial 4-bedroom, 2-bathroom home features a highly practical family floor plan. Inside, you will find separate generous living spaces, handy under-house storage, flexible home office or rumpus room. A drive-through carport provides convenient vehicle access, while the home's elevated position captures the stunning outlook across Blue Rock Dam.
Equestrian infrastructure is a standout feature, headlined by an Olympic-size dressage arena with approximately 50% roof coverage, mirrors, and a quality sand-and-rubber base. The impressive American-style three-bay barn includes horse stables, a tack room, wash bay, fodder room, and dedicated vehicle parking. One stable offers direct access to a foaling yard, providing excellent functionality for breeding operations.
Designed with ease of livestock management in mind, the property features a combination of post-and-wire and rail-fenced paddocks, interconnecting laneways and holding yards for smooth movement, plus shelters and water troughs throughout. A round yard further enhances the property's equestrian credentials.
Additional infrastructure includes a large machinery and hay shed, extensive sundry shedding, substantial tank water storage servicing both the residence and livestock, a dam, and an attractive section of natural bushland complete with a walking track leading to the lake's edge.
Beyond its lifestyle appeal, the property offers exciting potential for supplementary income through horse agistment, equestrian clinics, training facilities, or the future establishment of boutique accommodation such as tiny homes (STCA).
A truly unique offering where lifestyle, business opportunity, and equestrian excellence come together in one spectacular lakeside setting.

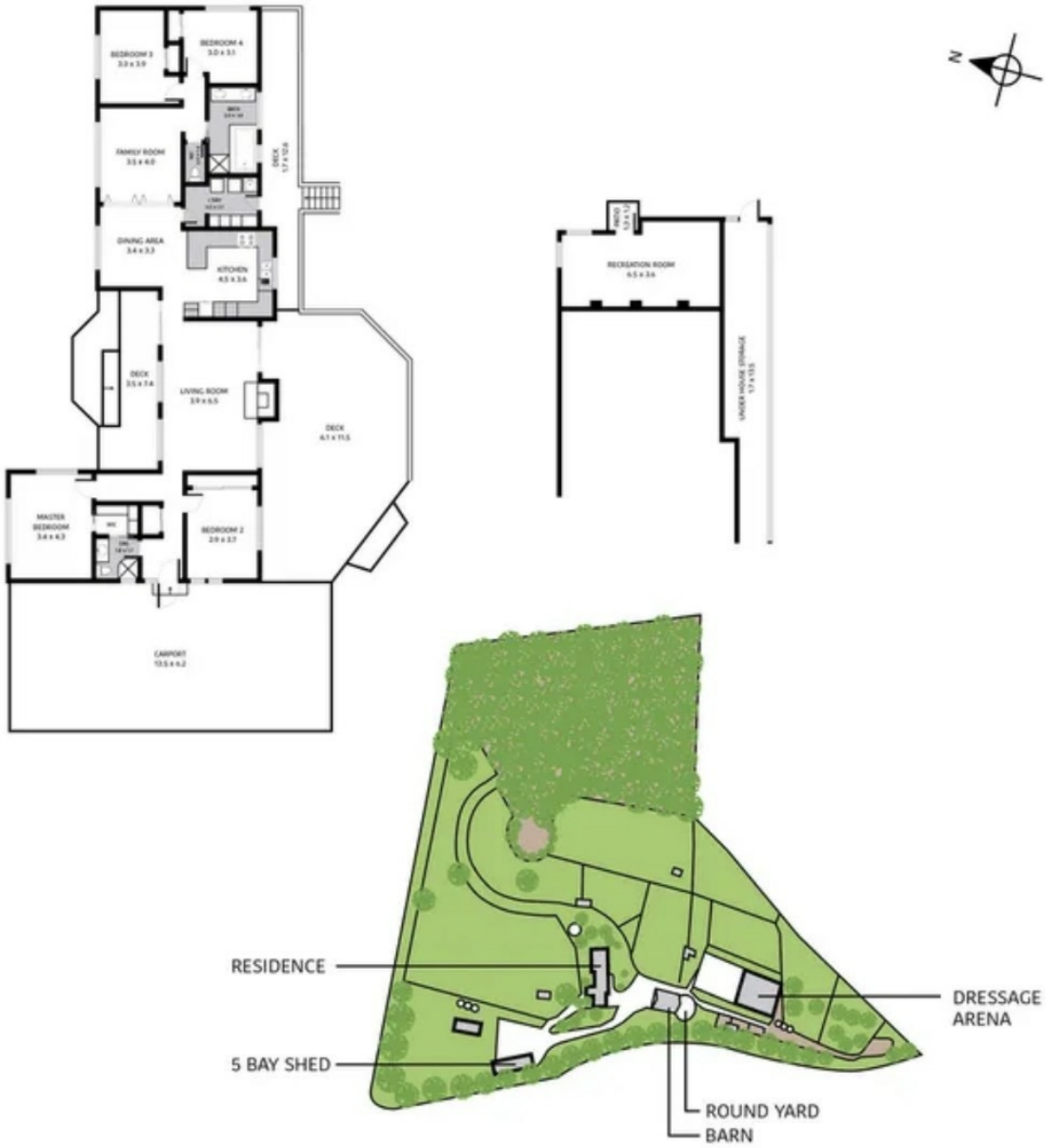
4 BED | 2 BATH | 4 CAR

PRICE:
$1,600,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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