



490 Archer Road, Kialla



Luxury 8-Acre Lifestyle Estate / Dual Living & Equestrian Facilities - Minutes to Shepparton!

This impressive architecturally designed, quality built home by John Simpson (circa 2013) is set on approx. 3.49 hectares or 8 ½ acres (approx.), this exceptional lifestyle property delivers space, versatility, and premium living less than 10 minutes from Shepparton CBD.

With a substantial residence of over 50 squares, complemented by a fully self-contained second living zone, this is a rare opportunity suited to large families, multi-generational living, or those seeking a high-end rural lifestyle without compromise.

The expansive open plan kitchen is beautifully appointed with waterfall stone benchtops, a large walk-in pantry, and flows seamlessly into multiple living zones. A dedicated theatre & multipurpose room provides flexibility for a gym, office, or home business, or guest quarters, while zoned refrigerated heating and cooling, high ceilings, upgraded finishes, and selected electric blinds enhance comfort and style throughout. The home comprises four bedrooms plus a study or optional fifth bedroom, highlighted by an impressive master suite with a spacious ensuite.

An attached second dwelling provides outstanding flexibility, ideal for extended family, guests, or independent living arrangements.

Outdoors, the property is designed for both relaxation and entertaining, featuring a stunning alfresco area overlooking a solar-heated, self-cleaning

5 3 2 8.50ac

Price	\$2,500,000
Property Type	Residential
Property ID	1627
Land Area	8.50 ac
Floor Area	464.50 m2

Agent Details

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pool (approx. 11m x 4m), complete with an outdoor shower and separate toilet. Established gardens & lawns are supported by an automatic sprinkler system, alongside a small irrigated fruit orchard and greenhouse.

Equestrian facilities are well established, including quality undercover horse stables (approx. five), a tack & feed room, large shedding, fenced paddocks, and a dam, with excellent scope to reinstate a horse arena if desired. The shedding & stables can also be repurposed to suit a tradesman for both business or recreational use.

Additional Features

- 6-star energy-efficient design
- Secure automatic entry gate
- Double remote garage with internal access
- Well maintained septic system
- Bottled gas connection (natural gas available)
- 2 megs of water allocation
- Established, fully landscaped grounds

Lifestyle & Land Highlights

- Quality undercover horse stables (approx. five)
- Well equipped tack and feed room
- Fenced paddocks and dam
- Small irrigated fruit orchard
- Greenhouse for year-round vegetable growing
- Expansive grounds with scope to reinstate a sand horse arena

A property of this scale, quality, and versatility is rarely offered in such a tightly held location. This is a standout lifestyle opportunity combining luxury living with practical rural infrastructure, all just minutes from the heart of Shepparton.

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