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## Wallington Luxury Equestrian Estate Listed for \$5 Million

August 10, 2025

— Categories: Real Estate



A rare lifestyle property in Wallington, Victoria, is on the market, offering a unique blend of modern farmhouse living and first-class equestrian facilities.

The 10-hectare (25-acre) parcel at 522-550 Grubb Road was purchased speculatively by the vendor and her family, who were eager to create a dedicated home for their horses close to family life. Despite a lengthy wait for building permits, exacerbated by COVID-19 delays, they transformed the land into a premier equestrian estate.

“I had my horses agisted elsewhere, spending several hours a day away from home,” the vendor said. “My husband and daughter wanted me closer, so we decided to buy land where we could keep the horses.”

The property now features a full-sized showjumping arena, 22 paddocks, and four large stables measuring 6m by 6m each. These facilities not only serve the family’s needs but also generate income through agistment and equestrian clinics.

After securing approval, the family worked with Bellarine Peninsula builders Larkin & Drought to design and construct a custom four-bedroom, four-bathroom luxury home. The vendor collaborated with a draftsman to ensure the house’s design reflected the rural character of the area, opting for a shearing shed style that blends seamlessly into the countryside.

The residence is composed of two pavilions linked by a glass breezeway, a feature suggested by the builder. One pavilion contains a spacious open-plan living area with exposed rafters, a double-sided fireplace, and an exposed brick wall, while the other holds the rumpus room and bedrooms. Each bedroom includes an en-suite bathroom and a walk-in wardrobe.

Natural light floods the connecting glass walkway throughout the day, creating a bright, airy atmosphere. The kitchen offers modern Asko appliances and a window splashback framing picturesque rural views.

Outdoor amenities include wide vine-covered decks perfect for entertaining or relaxing, a fire pit area, and a magnesium plunge pool with a spiral deck clad in corrugated metal. The oversized main bedroom suite features direct access to the deck, allowing residents to enjoy sunrises and sunsets over the expansive property.

The four stables are designed with flexibility in mind and could be converted into eight if desired. Wide decks overlook the grounds, offering views of the carefully maintained paddocks and horse arenas.

The property is listed by Felix Hakins of RT Edgar, Bellarine, with expressions of interest closing at 5 pm on August 25. Price expectations range between \$4.8 million and \$5.28 million.

This Wallington equestrian estate offers a rare opportunity for buyers seeking luxury rural living combined with top-tier horse facilities, all within reach of the Bellarine Peninsula's growing community.