



# FOR SALE

## LIFESTYLE CHANGE - INCOME POTENTIAL

A traditional Victorian homestead with spectacular views for miles. The property is a magnificent example of Australian grandeur and elegance set within a breathtaking 22 acres approx. Manicured gardens, hedges and fruit trees surround the property providing a truly magical space. Outside of the spectacular deep established gardens complete with tree house and tree lined driveway, lays a dam and multiple fenced paddocks.

The stunning interior dimensions combine exquisite period refinement with contemporary designer style. A glorious sun room boasting exquisite views introduces a grand country kitchen and gracious formal dining room. Palatial in scale, the beautiful main bedroom with open fireplace features a custom fitted walk in robe and large en-suite featuring a claw foot bath complete with brass tap ware. There are four additional double bedrooms and four further bathrooms.

The superb country kitchen appointed with quality appliances adjoins a family dining area with an beautiful wood heater. This central hub flows through the inviting living and dining rooms (both with gas fireplaces) which opens out to the captivating wrap around deck which surrounds the entire property.

The evocative and large former dairy, close to the main house is dripping with potential to be converted into something sensational. A once in a generation opportunity, this majestic home also includes 4 remote double garages and electronic front gates.

5 BED | 5 BATH | 8 CAR

PRICE:  
\$1,250,000

OPEN FOR INSPECTION:  
N/A



**Leo Edwards**  
0472523445  
leo@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

**Floor Plan Details:**

- Rooms and Dimensions:**
  - Sunroom: 4.6 x 2.5
  - Breakfast Room: 4.6 x 2.5
  - Family: 5.5 x 6.2
  - Kitchen: 4.2 x 5.2
  - Meals: 2.4 x 5.2
  - Dining: 4.2 x 4.2
  - Living: 3.6 x 4.9
  - Bedroom: 3.8 x 8.8 (top right)
  - Bedroom: 3.8 x 8.8 (middle right)
  - Bedroom: 4.6 x 4.7 (bottom left)
  - Bedroom: 4.2 x 3.6 (bottom right)
  - Lounge: 4.6 x 5.8
- Bathrooms:** 3 (one in the living area, one near the lounge, one near the bottom left bedroom).
- Other Features:** L'Dry, Bath, Kitchen (with sink, stove, oven, and refrigerator), Dining (with fireplace), Living (with fireplace), Entry, Hallway, Verandah, Deck, UP, DOWN stairs.

