



**SOLD**

## PREMIERE LIFESTYLE HOMESTEAD ON APPROX 23 ACRES WITH MAGNIFICENT VIEWS

What a find! This stunning estate home with wrap around verandahs on 23 acres has it all. If you have been looking for one of Gippslands finest properties look no further its all here. Conveniently situated just over an hours drive to Melbournes CBD, 3km from the M1 and approx 5 minutes from Drouin and Warragul. This property will suit local purchasers and those who commute to Melbourne daily.

A private tree lined driveway leads you to the elegant federation home perfectly placed to take full advantage of the 360 degree views. The residence is designed for intimate or large gatherings with family or friends. The interior features elegantly appointed stately comfortable rooms with breathtaking outlooks.

House.

Built approx. 2004 and recently receiving a full upgrade. Featuring four bedrooms. Master with stunning ensuite and WIR, Bedrooms 2 and 3 with built in robes. Optional study or fourth bedroom.

Four spacious living areas including formal lounge, rumpus room, dining and family room. Superb kitchen includes stone bench tops with waterfall edge, Belling induction cooker with four ovens, soft close cabinetry, two pantries, plumbed in fridge, dishwasher. Direct access to alfresco area via servery window as well.

Upgraded main bathroom includes deep designer bath, dbl vanity, shower and quality fittings.

Powder room off the hall and central laundry.

Other notable features are 3 metre ceilings with custom ceiling roses, crown mouldings and trim, Heating and cooling by 2x Fujitsu split systems, Lopi Cape Cod craftsman built cast iron wood heater with clean burn technology and Green Start automatic lighting.

An outdoor entertainers paradise with sensational covered alfresco area with Zip Trak outdoor blinds, overlooking the solar heated pool and beyond to the mountain vista. Pool details are: 2016 Leisure composite armour pool, Moroccan design 11.70m x 4.40m in sapphire blue with cascade water feature. Smart variable speed pump, smart 550 cartridge filter, smart auto salt chlorinator and LED lights. Solar heated with digital controller and independent pump.

Outside

There are three substantial sheds.

Shed 1

Colourbond 9m x 21m x 3m with concrete floor, lights and power 6 car accommodation with double remote roller doors.

4 BED | 2 BATH | 6 CAR

PRICE:  
\$1,575,000

OPEN FOR INSPECTION:  
N/A



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Residence	- 265 m <sup>2</sup>
Garage/Workshop	- 191 m <sup>2</sup>
Alfresco	- 55 m <sup>2</sup>
Pool	- 27 m <sup>2</sup>

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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