

255 LANGE ROAD YAHL



# FOR SALE

## THE BEST OF COUNTRY LIVING

THE CHARM OF YESTERYEAR WITH THE BEST OF MODERN LIVING COMBINES TO CREATE THE BEST IN LIFESTYLE HOMES. A STUNNING ADDITION AND RENOVATION OVER THE PAST DECADE HAS CREATED A HOME TO BE LOVED AND ENJOYED BY THE FAMILY LOOKING FOR THE BEST THINGS IN LIFE.

LOCATED IN THE POPULAR YAHL AREA, THIS HOME SITS ON LEVEL ALLOTMENT MEASURING JUST UNDER 5 ACRES, PERFECT FOR THE MOTOR BIKE, HORSE, HANDYMAN OR HOBBY FARM.

WALKING INTO THIS HOME, YOU REALISE THIS HOME IS SOMETHING SPECIAL, WITH ITS HIGH CEILINGS, ORNATE FIREPLACES, TIMBER FLOORING, PLANTATION SHUTTERS, FULL LENGTH RETURN BULL NOSE VERANDAS.

AN OPEN KITCHEN MEALS FAMILY ROOM IS THE HEART OF THE HOME, COMPLEMENTED WITH A STUNNING KITCHEN, WITH MARBLE BENCH TOPS AND SPLASH BACKS, SOFT CLOSE DRAWS, BUTLERS PANTRY, BELLING DOUBLE TOP STOVE AND GRILL.

FRENCH DOORS FROM THE KITCHEN LEADS TO HUGE DECKING ALFRESCO AREA, ENCLOSED ON THREE SIDES, AND LOOKING NORTH OVER BEAUTIFUL GARDENS CAPTURING THE WINTER SUN.

A FANTASTIC AREA TO ENTERTAIN FAMILY AND FRIENDS ALL YEAR ROUND.

FOUR GOOD SIZE BEDROOMS THE MAIN WITH EN-SUITE WALK IN ROBE AND VANITY MAKE UP ALCOVE

ALL OTHER THREE BEDROOMS A LARGE AND INCLUDE WALK IN ROBES AND VANITY ALCOVES.

RESORT STYLE WET AREAS WITH FLOOR TO CEILING TILES, DEEP FREE-STANDING BATH TO SOAK YOUR TROUBLES AWAY.

LARGE OFFICE WITH BUILT IN OFFICE FURNITURE WOULD BE IDEAL FOR A SMALL BUSINESS OR STUDY AREA FOR TEENAGERS.

A UTILITY ROOM IDEAL FOR STORAGE AND SPACIOUS LAUNDRY COMPLEMENTS THE HOME.

OUTSIDE OF THE HOME IS SPECIAL, AS THE CHARACTER OUT BUILDINGS HAVE BECOME A GYM ROOM, OLD COOL STORAGE DWELLING HAS BEEN TRANSFORMED INTO THE BEST HOME WINE CELLAR, WITH ROOM TO RELAX AND ENJOY A WINE WITH FRIENDS.

A FIRE PIT WITH SURROUNDED SEATING IS AGAIN JUST THE PERFECT PLACE TO

4 BED | 2 BATH | 10  
CAR

### PRICE:

\$665,000 - to \$720,000

### OPEN FOR INSPECTION:

N/A



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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

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.