



**SOLD**

## DESIGNER RESIDENCE SET AMONGST ONE OF WARRAGULS FINEST GARDENS.

Set on approx. 1.7 acres in a magnificent park like setting, this property delivers the perfect blend of serenity, tranquillity and convenience.

Well located only minutes from Warragul's CBD and just over an hour to Melbourne's CBD this property will suit local or Melbourne buyers who would like to either retire, work from home or raise a family in this magnificent setting.

The residence is sophisticated in its design and floorplan and has a modern contemporary feel throughout. The home brings the outside in with perfectly positioned floor to ceiling picture frame windows throughout giving you a feeling of connection with the breathtaking park like gardens and surrounds.

Two generous size bedrooms with a stunning resort style ensuite to the main. Relax and recharge in the oversized bath looking out to the private garden. Other features are the quality fittings and oversized porcelain vanity giving that sense of luxury. large shower.

The second bathroom features free standing double vanity basins, floor base shower with quality fittings throughout.

Stylish and modern light filled kitchen with stone bench tops, induction cook top, wall oven, dish washer and an array of drawers giving excellent storage.

Spacious dining and lounge. other notable features are polished hardwood flooring, high ceilings, two open fire places, and reverse cycle AC.

Expansive north facing entertaining deck area with panoramic rural views.

Outside there is shedding which has been partly lined and could double as a home office, or bungalow if required ideal for an air bnb. There is also an area which was once used as a tennis court which could be easily reinstated.

The gardens have been designed by leading horticulturists in the area and are something to

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,000,000

**OPEN FOR INSPECTION:**  
N/A



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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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