

813 BOUNDARY DRAIN ROAD, BAYLES,  
VIC, 3981



**SOLD**

**EPITOME OF COUNTRY LIFESTYLE LIVING**

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Closing Date Sale 02/12/22

Immerse yourself in lifestyle perfection in this remarkably private family entertainer on a distinguished 1.75-acre (approx.) allotment. Transcending the highest expectations for living and entertaining on any scale, the unbridled display of refined excellence draws on the modern ideals of light and space, with a carefully curated interior that displays exquisite form and function.

From the moment you arrive, you'll be captivated by the picturesque, landscaped gardens and circular driveway that leads to an impressive, covered foyer. Step inside the home and be greeted by the spacious entry with beautiful hardwood floors, high cathedral ceilings blending formal and informal living, incorporating open-plan family and dining zones with a coonara heater and a separate lounge/theatre room, creating a flexible floorplan for all family sizes, where you can enjoy the outdoor serenity from every room.

A beautiful gourmet kitchen equipped with a range of quality features and finishes, including 40mm waterfall stone benchtops and breakfast bar, 900mm oven & gas cooktop, dishwasher, and a large butler's pantry with ample storage, all of which leads out to the expansive covered entertaining deck that overlooks the spacious backyard featuring an inground swimming pool, perfect for entertaining all your family and friends all year round.

PRICE: \$1,920,000

OPEN FOR INSPECTION: N/A .

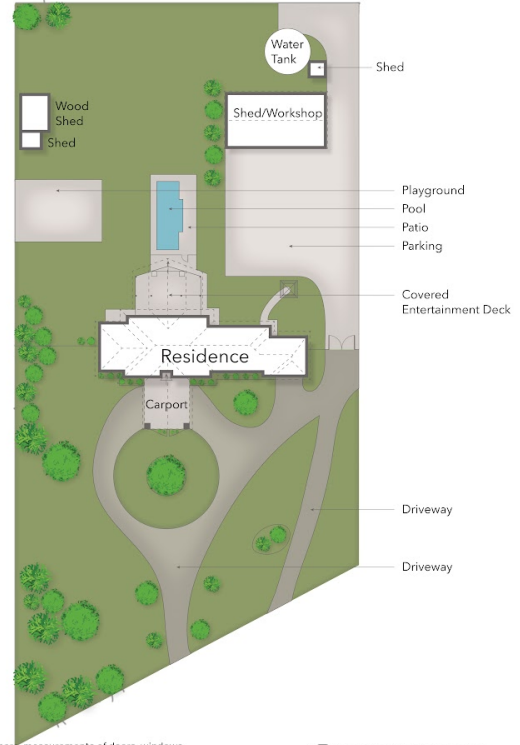
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813 Boundary Drain Road BAYLES

5 Bedroom 2 Bathroom 2 Car Garage + 6 Car Shed



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or miss measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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