



FOR SALE

STUNNING ARCHITECTURAL DESIGN PROVIDING PEACE & SERENITY ON 10 ACRES

For more detailed information about this property visit www.166holgates.com

As you step onto this exquisite rural property, you will be captivated by the impressive features it boasts both inside and out. Crafted with every detail by Perkins Architects, and built to an extremely high standard, this home embodies a seamless blend of style, functionality, comfort and space and sits purposefully in its surroundings.

A meandering crushed gravel driveway leads to a spacious and inviting entrance that opens up to sleek burnished concrete floors, sturdy rammed earth walls, and timber double-glazed windows, offering breathtaking rural views. These elements all combine beautifully to infuse the home with warmth and elegance. A waste oil-fueled hydronic system efficiently provides space and underfloor heating, while a 4.7kW solar array meets most of the electrical needs. The north orientation contributes to the overall energy efficiency, creating an extremely comfortable passive solar home.

The floorplan is perfect for entertaining, with a spacious open-plan living area that leads to a covered alfresco dining area that connects to both the dual living areas and kitchen. The luxurious master bedroom offers a private retreat with a stunning view of the swimming pool, complete with a spacious ensuite and walk-in robe. The additional king-size bedrooms boast breathtaking vistas through louvre windows and glazed doors, each providing access to the pool via the timber decking.

The property also features a walled courtyard area off of the main living room - featuring an outdoor kitchen complete with an outdoor jet master fireplace and built-in BBQ - perfect for the cooler winter months.

Imagine a lavish boutique hotel experience in the guest room, featuring a private ensuite that offers your guests the ideal setting to unwind and rejuvenate. They can enjoy the stunning rural views while lounging by the 11m x 5m heated tiled resort-style swimming pool, with breathtaking vistas of the countryside beyond.

This spectacular 10-acre property is located adjacent to the Leongatha Golf Club and is just a

5 BED | 3 BATH | 6 CAR

PRICE:

\$2,200,000 - \$2,420,000

OPEN FOR INSPECTION:

N/A



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