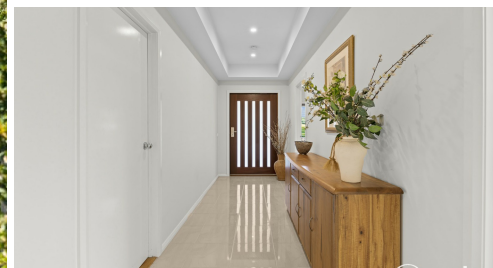


89 FOLLETT DRIVE, NYORA, VIC, 3987



FOR SALE

GRAND-SCALE LIVING ON OVER AN ACRE OF LAND WITH POOL, MASSIVE SHED

Set on approximately 5,061sqm in the thriving township of Nyora, this impressive lifestyle property delivers space, quality and versatility on a scale rarely offered. Built by SJD Homes and completed on 12/6/2015, the home showcases thoughtful design, substantial proportions and upgrades that enhance everyday family living.

From the moment you arrive, the sense of space is undeniable. The residence itself is generously proportioned, offering expansive living zones, high ceilings and a flowing floorplan designed for both entertaining and relaxed family life.

Home Features:

- Triple garage with internal access
- Multiple spacious living areas
- Split system air conditioning in main living & master bedroom
- Wood heater in main living area for cosy winter nights
- Wall heaters in bedrooms plus ceiling fans throughout
- Two patios for year-round entertaining

Designer Kitchen:

- The heart of the home is a beautifully appointed kitchen featuring:
- Induction cooktop
- Quality 900mm oven
- Stone benchtops
- Butlers pantry complete with sink and water connection
- Overhead cabinetry providing excellent storage

Outdoor & Infrastructure:

- Step outside and experience true lifestyle living:
- Sparkling 5.5m x 10m in-ground pool perfect for summer enjoyment
- Established gardens with mature trees and thoughtfully designed garden beds
- 2 x 10,000L water tanks
- Impressive 9m x 15m x 4.6m shed with two additional lean-tos — ideal for trades, storage, machinery, boats or caravans

4 BED | 2 BATH | 7 CAR

PRICE:

\$1,200,000 - \$1,300,000

OPEN FOR INSPECTION:

N/A



Daniel Leskie

0400503300

danielleskie@atrealty.com.au

www.atrealtypropertyexperts.com.au

89 FOLLETT DRIVE, NYORA



While every effort has been made to ensure the accuracy of the plans provided, all measurements and details are approximate. We accept no responsibility for errors, omissions, or misstatements. These materials are intended for visual and illustrative purposes only and should not be relied upon as a substitute for professional advice, verification, or use in construction, legal, or valuation matters.

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.