



# FOR SALE

## THE ULTIMATE BLEND OF SPACE, STYLE AND PURE LUXURY

Situated on the edge of town overlooking stunning farmland is this very impressive large family home built of Macquarie Stone Brick and set on 4,790m<sup>2</sup> of perfectly manicured land. On entry to this stunning home it oozes opulence and features 4 spacious bedrooms with large ensuite and double basins and walk-in robe to the master. Plus a walk in robe to another. Built in wardrobes to the other 2.

The kitchen has the WOW factor with the highest quality fixtures and fittings which includes timber bench tops, two pack cabinetry, a walk in butlers pantry, Belling Gas upright stove, dishwasher plus an opening of bi-fold windows over the double sink which acts as servery to the outside living area.

The two large open plan living areas are separated only by a superb stone feature wall with a Gas Log Fireplace. Plus a third separate living area which is ideal for children, teenagers or Grandparents.

There is a family bathroom and laundry with a large store room.

This home is complimented with the polished Tasmanian Oak floorboards and cosy carpet. Plantation Shutters on windows and 9ft ceilings. Huge storage space, double glazed Aluminium Windows and Doors. Plus there is Central Ducted Heating and Cooling System. 3 Instant Gas Hot Water Services.

Also a Large Double Garage and a Perfect Under Cover Outdoor Entertainment area.

The Piece De Resistance to this Property is the 21m X 9.5m Shed complete with 4 Roller Doors, Concrete Flooring, 3 Phase Power, Lights, Alarm and CCTV System, Pot Belly Fire, Bathroom, Kitchenette and Hoist>

This Property is Completed with Natural Gas Connected. Sewrage Pump System. NBN Satellite. Town Water. 2x25,000L Water Tanks, 5.5-6kw Solar System. Power Board Wired For Generator Cut-Over. Fully Fenced with Colobond. Vegetable Boxes and Compost Bins

INSPECTION IS A MUST AND WILL DEFINATLEY IMPRESS

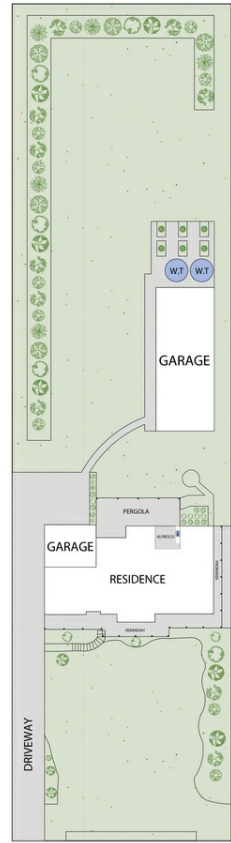
4 BED | 2 BATH | 5 CAR

PRICE:  
\$1,500,000

OPEN FOR INSPECTION:  
N/A



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90 Gibson Street, Leongatha, VIC, 3953

TOTAL APPROX. FLOOR AREA 294 SQ.M

Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.