



FOR SALE

EXCEPTIONAL LIFESTYLE ESTATE ON 11.3 ACRES AT THE GATEWAY TO DANDENONG RANGES

Where country living, natural beauty and everyday convenience come together.

Rarely does a property of this size, character and lifestyle appeal become available in such a sought-after location.

Nestled at the gateway to the Dandenong Ranges, this remarkable 11.3-acre estate offers established gardens, rolling pastures, natural surrounds and the nostalgic sound of Puffing Billy's whistle drifting through the countryside.

Enter through the powered security gate and follow the bitumen driveway past the spring-fed dam to discover an elegant brick residence framed by beautiful gardens. Distinctive curved windows and architectural detailing create a home of timeless character.

A HOME FULL OF CHARACTER AND COMFORT

Inside, generous proportions meet warmth. Jarrah floors, decorative cornices and a grand entrance introduce the formal lounge and dining room, where a large bay window frames the greenery and nature conservation reserve outlook. Multiple living areas offer space to gather or retreat, while the kitchen and family areas connect to the expansive rear entertaining deck.

The luxurious main bedroom features a walk-in robe and contemporary ensuite, while three further bedrooms provide spacious accommodation. Overlooking a native bush garden, the large fourth bedroom is equally suited to a substantial home office or guest retreat.

Two wood heaters add winter ambience, complemented by reverse-cycle split-system air conditioning, evaporative cooling, a heat-transfer system servicing the main and fourth bedrooms, and ceiling fans in all bedrooms. Heated towel rails, carpeted bedrooms, elegant drapery, security cameras and wireless NBN add comfort and practicality.

The large covered rear deck is ideal for entertaining, alfresco dining or unwinding with views

4 BED | 2 BATH | 2 CAR

PRICE:

\$2,200,000 - \$2,400,000

OPEN FOR INSPECTION:

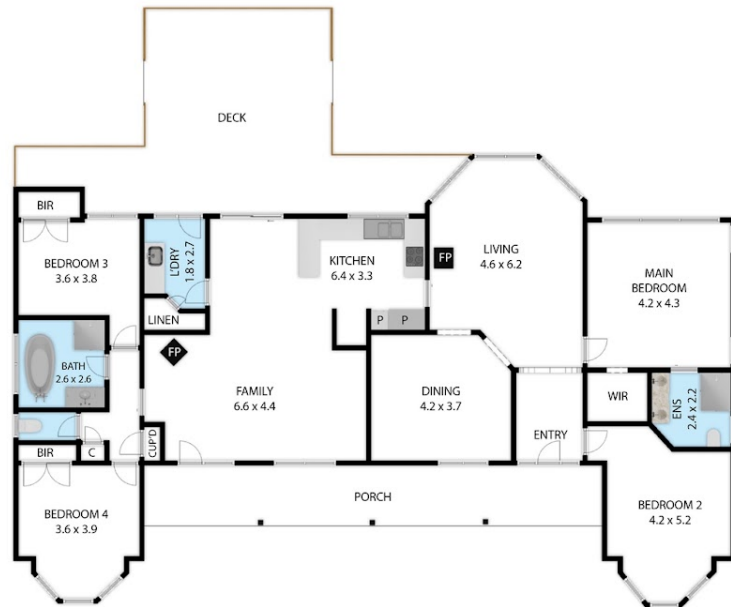
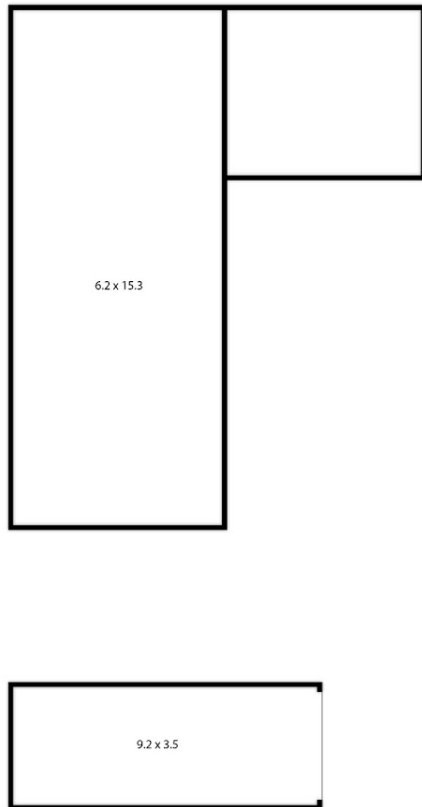
Oct 17 at 12:30pm - 1:00pm

Oct 18 at 11:00am - 11:30am



Karen Peele
0419430950

karen.peele@atrealty.com.au
www.atrealty.com.au



211 Belgrave-Hallam Road, Belgrave South

TOTAL APPROX. INTERNAL FLOOR AREA 185 SQ.M

TOTAL APPROX. FLOOR AREA UNDER ROOFLINE 408 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.

Photography and Floorplans by
VISUAL
IMPRESSIONS

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.

