



754 Captains Creek Road, Glenburn



## 6 BEDROOM FAMILY HOME ON 17 ACRES (APPROX.)

Discover the ultimate blend of rural serenity and modern living at this 17-acre (approx.) property where you are spoiled for outdoor entertaining. A versatile family retreat ready to make your dream lifestyle a reality, this home offers expansive living spaces and modern creature comforts.

### The Home

- 6 bedrooms with triple built-in robes – perfect for large or growing families.
- Brand new kitchen with modern laminate finish, D'Amani 900mm freestanding oven, and soft-close cabinetry.
- 3 bathrooms (incl. 2 en suites) featuring heated towel rails, touch-sensitive controls behind your mirror in 3rd bathroom, and convenient heating.
- Year-round comfort with 2 split systems and 2 wood heaters.
- Durable floorboards in living areas.
- 3 large living zones including entertainment room, formal

🛏 6 🚿 3 🚿 11 📏 61,898 m<sup>2</sup>

**Price** \$1,500,000 - \$1,650,000

**Property Type** Residential

**Property ID** 578

**Land Area** 61,898 m<sup>2</sup>

### Agent Details

Rob Verhagen - 0448 820 022

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

lounge and kitchen / dining.

#### Outdoor Oasis

- Sparkling saltwater in-ground pool with heat pump heating and lights – the ultimate summer feature.
- New decking and veranda out front, complete with automated ambient decking lights.
- Expansive 4-bay shed (6 x 12) with remote control garage doors plus a 3-bay carport with a concrete bay.
- Solar power system (4 years old) with 40 panels, 13.2kW output, and dual inverters - energy-efficient and future-proofed.

#### Land & Lifestyle Features

- 18 acres of usable land featuring:
  - 4 paddocks, hazelnut trees, and a large fenced veggie garden area.
- Creek within the property boundary, perfect for the weekend morning yabbing or a scenic walking track and bush surrounds.
- Stocked dam, chicken coop, and a woodshed.
  - Fencing across paddocks and single-phase power to sheds and carport.
  - Large dam water access for added convenience.

#### The Perfect Rural Lifestyle

Whether you're seeking room for the family, a hobby farm, or simply a tree-change escape, this property delivers it all. Located within an easy commute to Melbourne - the Melba Highway but a stone's throw away - you can enjoy the perfect balance of convenience and countryside living.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.